



Staff Report

File #:TMP-1884

PLANNING COMMISSION MEETING DATE:

May 15, 2023

SUBJECT:

CEQA EXEMPTION NO. EX 23-046, RESOLUTION NO. PC 23-5040 (MFS 22-0003), AND RESOLUTION NO. PC 23-5041 (V 23-0001), DANIEL AND CHARISSA Houser REQUEST TO ADD TWO (2) ADDITIONAL RESIDENTIAL UNITS TO AN EXISTING 2-UNIT MULTIFAMILY DEVELOPMENT WITH TANDEM PARKING AT 403 MARCOS STREET IN THE MULTIFAMILY RESIDENTIAL (R-3-10) ZONE

CASE NUMBER:

CEQA EXEMPTION NO. EX 23-046, MULTIFAMILY SITE DEVELOPMENT PLAN MFS 22-0003, AND VARIANCE V 23-0001

Recommendation

In the order set forth below:

1. ADOPT CEQA Exemption (EX 23-046);
2. APPROVE Resolution No. PC 23-5040 (Multifamily Site Development Plan MFS22-0003) to allow for two (2) additional residential units at an existing 2-unit multifamily development in the Multifamily Residential (R-3-10) zone;
3. APPROVE Resolution No. PC 23-5041 (Variance V 23-0001) to allow tandem parking to be provided for both proposed units.

Introduction

The project site is a 0.33-acre parcel developed with an existing two-unit residential development located at 403 Marcos Street in the Richmar District, Assessor's Parcel Number 220-111-19-00. The proposed project would add two additional residential units attached to the rear of the main structure with attached two-car garages for each new unit providing tandem parking.

Discussion

The project site consists of a single family home constructed in approximately 1963, prior to the incorporation of the City. In 1986, a second unit was added over the attached garage. The existing main structure has a ranch-style architectural theme with stucco finishes and wood trim. Accessory structures (a detached garage and two sheds) are located in the side and rear yards and will be removed by the project. The project would construct two additional units attached to the rear of the existing structure. Each of the proposed units will be three stories tall and consist of two levels of living space over an enclosed two-car garage on the ground floor.

The site is sloped downward to the southwest, with a 20 foot elevation difference between the high and low

points. The building envelope is however relatively flat, with the proposed new units at an elevation matching that of the existing main structure. Adjacent development to the north, west, and south is comprised of detached single family homes built around the time as the main unit. A recently completed development by KB Homes, Fitzpatrick, has constructed 3-story attached townhomes immediately to the east. The project site and surrounding area are zoned Multifamily Residential (R-3-10) and have a General Plan land use designation of Medium Density Residential 2 (MDR2) that allows 15.1-20.0 dwelling units per acre (du/ac). As proposed with 4 total units, the density of the project is 12 du/ac.

Multifamily Site Development Plan (MFS)

Under a Multifamily Site Development Plan, the project design is reviewed for compliance with the development standards of the Zoning Ordinance (San Marcos Municipal Code Title 20) and other regulatory provisions. The MFS also contains conditions of approval to guide development and construction. Although State law allows multifamily developments to have up to two detached accessory dwelling units (ADU's) without a discretionary permit, the applicant has opted to develop the site with a MFS. The MFS allows the development of larger units than is permitted under the State's ADU laws, and it requires additional amenities not required for ADU's such as enclosed resident parking, guest parking, and onsite recreational amenities.

Table 1: Project Conformance with R-3-10 Zone Development Standards

Development Standard	R-3-10 Zone Requirement	Proposed Project
Maximum density	20 du/ac	12 du/ac
Lot Size	10,000 square feet	14,374 square feet
Building Height	45 feet or 3 stories	34 feet / 3 stories
Front Setback	15 feet	19 feet (existing)
Side (interior) Setback	10 feet	12 feet
Rear Setback	10 feet	82 feet
Private Open Space (balcony)	50 square feet	90 square feet
Common Open Space	30% of ground floor area (3,600 sq.ft. x .3 = 1,080 sq.ft.)	3,100 square feet
Parking	2 spaces per 2 bdrm unit + 1 guest space per 3 units	8 garage spaces (4 units) + 1 guest space + 4 driveway spaces (13 total parking spaces)
Street Trees	1 tree	2 trees

As seen in table 1 above, the project complies with the development standards of the R-3-10 zone and consists of two identical units with mirrored interior layouts. Each unit will have two bedrooms and two and a half bathrooms, 90 square foot balconies, and two-car garages on the ground floor with tandem parking. The units are generally long and narrow, measuring 15 feet wide by approximately 48 feet in depth. The ground and second floors will have stucco finishes to match the existing home and the third floor will incorporate wood siding and shingles on the building facades, with a split gable asphalt shingle roof matching the existing home. Garage doors on the new units will be sectional with windows, and garage doors on the existing main structure will be changed to match the proposed new unit garage doors. Access to the new units (and one of the

existing units) will be provided by a 24-foot wide drive aisle along the south side of the property.

The existing two units on the property have two-car garages providing side-by-side enclosed parking for each unit. One garage is located on the front of the existing structure, with a private driveway off Marcos Street. The other existing garage has a side entry and has access from the 24-foot wide drive aisle on the south side of the property. An open guest parking space will be provided to the left of the driveway for the existing side-entry garage. The garages for the existing units, also have private driveways that can accommodate parking for an additional two cars each. The proposed two new units will also have garage access from the 24-foot drive aisle on the south side of the property and the garages will each have parking for two cars, in a tandem configuration. A total of eight garage parking spaces, one open guest parking space, and four driveway parking spaces will be provided onsite for the proposed four-unit project.

The project includes landscape enhancements to the front and rear yards, including planting eight new evergreen trees of various species and sizes around the property. As required by San Marcos Municipal Code (SMMC) Section 20.215.060, three recreational amenities are proposed: An 8 x 35 foot active recreation space (proposed with "cornhole" game fixtures), a picnic seating area, and BBQ grill. The recreation amenities will be located in the rear of the property, which will be developed with an approximately 3,100 square foot "back yard," that will be re-landscaped by the project.

Variance (V)

The two-car garages of each new unit are proposed to utilize tandem parking spaces. SMMC Section 20.340.070(C) limits the use of tandem parking to the Mixed Use zone and limits their use to no more than 10% of the total required off-street parking spaces, with a Director's Permit. The proposed variance would allow the use of tandem parking in the R-3-10 zone, allow its use for more than 10% of the required parking, and would not require a Director's Permit, as the parking spaces will be provided in permanent garages (instead of open spaces that could be re-striped to provide an alternative type of parking).

In the instance of this project, a traditional side-by-side two-car garage would require the garages to be reoriented to have doors on the east side of the building. The change would lengthen the driveway to reach the rear of the building, increase the grading quantity to accommodate the larger driveway, and significantly reduce the onsite landscaping and common open space recreational areas. Utilization of the tandem parking allows the maximum amount of parking for the site with the minimum amount of paving to provide a larger amount of landscaping at the site. The interior dimensions of the tandem garages are proposed to be 14 by 43 feet, which exceeds the minimum dimensions of 9 by 34 feet established in SMMC 20.340.070(C). Additionally, it should be noted that the alternative development of two ADU's at the site would not have required the development of new enclosed garage parking spaces, which the applicant has agreed to provide with the MFS.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), the proposed project is deemed Categorically Exempt (EX 23-046) pursuant to Section 15303 (Class 3), in that the project will add no more than two residential units to an existing two-unit multifamily residential development on an existing legal lot in an urbanized area (Attachment D). Additionally, the project is an in-fill development consistent with the existing General Plan land use and zoning designation; occurs within city limits on a parcel less than 5 acres

substantially surrounded by urban uses; the project site is highly disturbed and has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services as the site is already developed and the additional units would be below a threshold of significance.

Public Comment

A comment letter, provided as Attachment E, was received via email in response to the Notice of Application that was circulated for the project. The letter expressed opposition to the project based on concerns related to the availability of on-street parking in the vicinity of the project site. The project is required to provide nine onsite parking spaces and one guest space. As proposed, the project includes the required nine spaces. In addition, there are four onsite driveway parking spaces available for tenants, providing a total of 13 onsite parking spaces. Lastly, the required windows in the garage doors allow the effective management of the use of garages for parking.

Attachments

Adopting Resolutions:

1. RESOLUTION NO. PC 23-5040 (MFS22-0003) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS APPROVING A MULTI-FAMILY SITE DEVELOPMENT PLAN TO ADD TWO (2) ADDITIONAL UNITS TO AN EXISTING 2-UNIT MULTIFAMILY DEVELOPMENT IN THE MULTIFAMILY RESIDENTIAL (R-3-10) ZONE
2. RESOLUTION NO. PC 23-5041 (V23-0001) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS APPROVING A VARIANCE TO ALLOW TANDEM PARKING TO BE PROVIDED IN THE R-3-10 ZONE IN A QUANTITY THAT EXCEEDS 10% OF THE REQUIRED PARKING FOR A PROPOSED 2-UNIT ADDITION TO AN EXISTING TWO (2) UNIT DEVELOPMENT IN THE MULTIFAMILY RESIDENTIAL (R-3-10) ZONE

- A. Vicinity Map
- B. Requested Entitlements
- C. Site and Project Characteristics
- D. CEQA Exemption (EX 23-046)
- E. Public Comments
- F. Project Plans

Prepared by: Sean del Solar, Senior Planner

Reviewed by: Saima Qureshy, Principal Planner

Stephanie Kellar, Deputy City Engineer

Submitted by: Joseph Farace, Planning Director

RESOLUTION NO. PC 23-5040

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS APPROVING A MULTI-FAMILY SITE DEVELOPMENT PLAN TO ADD TWO (2) ADDITIONAL UNITS TO AN EXISTING 2-UNIT MULTIFAMILY DEVELOPMENT IN THE MULTIFAMILY RESIDENTIAL (R-3-10) ZONE

MFS 22-0003
Daniel and Charissa Houser

WHEREAS, on May 10, 2022, the City received an application from Daniel and Charissa Houser requesting a Multi-Family Site Development Plan (MFS) to allow the construction of two (2) additional units to an existing 2-unit multifamily development on a 0.33-acre site located at 403 Marcos Street in the Multifamily Residential (R-3-10) Zone of the Richmar Neighborhood more particularly described as:

Brief Legal Description: The land referred to herein is situated in the County of San Diego, state of California, and is described as follows:

That portion of lot 1, block 50 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof no. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, described as follows:

Beginning at the southeasterly corner of said lot 1; thence north 72°19' west along the southerly line of said lot 1, a distance of 330.00 feet; thence leaving said line, north 17°41' east, 648.50 feet to the true point of beginning; thence continuing north 17°41' east 83.50 feet; thence south 72°19' east 195.51 feet to a point in the easterly line of said lot; thence south 7°16'20" west along said lot line 31.41 feet to a line which bears north 74°35' east from a point which bears south 72° 19' east 120.50 feet from the true point of beginning; thence south 74°35' west 96.30 feet to said point and north 72°19' west 120.50 feet to the true point of beginning.

Assessor's Parcel Number(s): 220-111-19-00; and

WHEREAS, a single family home was constructed prior to 1964 on the subject property and a second unit was added over the garage in 1986; and

WHEREAS, the Multi-Family Site Development Plan is being requested in conjunction with a Variance (V23-0001 / Resolution No. PC 23-5041) to allow the use of tandem parking for more than 10% of required off-street parking; and

WHEREAS, the Development Services Department did study said request, and recommends approval of said request; and

WHEREAS, on May 15, 2023, the Planning Commission held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the Planning Commission did review and consider a Categorical Exemption (EX 23-046) pursuant to the California Environmental Quality Act (CEQA) Section 15303, Class 3 (New Construction).

NOW, THEREFORE, the Planning Commission does hereby resolve as follows:

- A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Resolution.
- B. The Planning Commission hereby approves this Multi-Family Site Development Plan per the submitted plans date stamped January 10, 2023 (6,860 square foot addition of 2 residential units with attached 2-car garages providing tandem parking) except as modified herein, and subject to compliance with the conditions of approval in Exhibit A attached hereto and incorporated by reference and made a part of this Resolution as though fully set forth herein.
- C. The Planning Commission's decision is based on the following findings and determinations:
 1. The Multi-Family Site Development Plan conforms with the General Plan, and all provisions of the San Marcos Municipal Code, in that the resulting 12 dwelling units per acre (du/ac) density of the project site is less than the maximum allowed density of the Medium Density Residential 2 (MDR2 General Plan land use density, i.e. 15.1-20.0 du/ac) and all applicable development standards of San Marcos Municipal Code (SMMC) 20.215.050 and 20.215.060 have been met with the approval of Variance 23-0001 allowing tandem parking to be provided for more than 10% of the required parking spaces.
 2. As feasible, the Multi-Family Site Development Plan preserves mature trees and will not unnecessarily remove trees and natural vegetation, in that the project will remove up to 4 trees but proposes to plant 8 new trees of various species, shapes, and sizes, including a minimum of 2 24-inch box sized specimens.
 3. The Multi-Family Site Development Plan will preserve natural landforms and ridgelines, does not include excessive or unsightly grading of hillsides, and

otherwise will not adversely affect the natural setting, in that the finished grade of the site will generally match existing, and approximately 136 cubic yards of cut will be used onsite as fill, without an expected net import or export of material.

4. The Multi-Family Site Development Plan provides adequate buffering between residential and non-residential uses, and otherwise is in the best interests of the public health, safety, and general welfare, in that the project site is surrounded on all sides by residential development, with 3-story townhomes to the east (Fitzpatrick), single story residences to the west and south, and 2-story residences to the north.
5. The structure(s), Multi-Family Site Development Plan, and landscaping are in scale and harmonious with existing and future development and with the landforms and vegetation adjacent to and in the vicinity of the site, in that the street frontage of the project will remain at the same scale as existing, with the two 3-story additional units being added to the rear of the existing building, near the adjacent 3-story development of Fitzpatrick, and will utilize landscaping in the rear to buffer the project from adjacent residences.
6. The structure(s), Multi-Family Site Development Plan, and landscaping create an internal sense of order, provide a visually pleasing setting for occupants, visitors and the general community, are appropriate to the function of the site, and provide safe and convenient access to the property for pedestrians, cyclists, and vehicles, in that an existing 24-foot-wide driveway on the south side of the project provides the required access to Marcos Street for pedestrians, cyclists, and vehicles. The proposed location of the additional units, behind the existing building and adjacent to an onsite recreational area, will provide a visually pleasing setting for occupants, visitors, and the general community.
7. To the maximum extent feasible, the Multi-Family Site Development Plan includes the maintenance, rehabilitation, and improvement of existing sites, structures, and landscaping; provides adequate and effectively concealed trash, storage, and utility/mechanical equipment; and will correct any violations of the Building Code, Zoning Ordinance or other sections of the San Marcos Municipal Code that exist on the site, in that the project includes enhancements to the existing structure, will redesign onsite landscaping, provide onsite parking, and trash service will continue to be provided by individual trash cans contained in the garage of each unit.
8. The Multi-Family Site Development Plan provides all required on-site and off-site public improvements, in compliance with City adopted Design Manuals and guidelines, as deemed necessary by the review authority, in that all required offsite improvements are existing and additional improvements are not required.
9. The Multi-Family Site Development Plan provides open space, parking areas, and landscaping consistent with the Zoning Ordinance and in a manner that visually

enhances the physical use of the property, in that a total of 8 onsite covered parking spaces, 1 guest space, and 4 open private driveway parking spaces satisfy the SMMC Sec. 20.340.040 requirement for 7 parking spaces (2 spaces for every 2+ bedroom unit, plus 1 guest space for every 3 units). An approximately 3,200 square foot common open space area, inclusive of 3 recreational amenities (i.e. a flexible active recreation space with cornhole game fixtures, BBQ grill, and seating area), satisfies the requirements established in SMMC Sec. 20.215.050.

10. All requirements of CEQA have been met, in that the project will add no more than 2 units to an existing 2-unit multifamily residential development on an existing legal lot in an urbanized area (Class 3). Additionally, the project is an infill development consistent with the existing General Plan land use and zoning designation; occurs within city limits on a parcel less than 5 acres substantially surrounded by urban uses; the project site is highly disturbed and has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

D. This Multi-Family Site Development Plan is Categorically Exempt (EX23-046) from environmental review pursuant to CEQA Section 15303, Class 3 (New Construction) and Section 15332, Class 32 (In-Fill Development Projects).

E. Within thirty (30) days of the approval of the Multi-Family Site Development Plan (MFS 22-0003) the approved site plan, architectural elevations, floor plans, and conceptual landscape plan shall be submitted as a digital file on a CD including this Resolution number on the title page. The title page shall include the statement "I (we), _____, the applicant/owner(s) or the applicant/owner's representative, have read, understand and agree to the conditions of Resolution PC 23-5040." Immediately following this statement shall appear a signature block for the owner or the owner's representative which shall be signed. Signature blocks for the Project Planner and the Project Civil Engineer shall also appear on this title page. The digital copy shall be approved by the City prior to submittal of any grading plan, improvement plan, or building permit.

F. This Multi-Family Site Development Plan approval shall lapse and be null and void one (1) year following the date upon which the plans and drawings were approved by the review authority unless prior to the expiration of one (1) year, a grading and/or building permit is issued and construction is commenced and diligently pursued toward completion.

G. The applicant/developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, and all City ordinances, resolutions, policies and procedures, and with all applicable state and federal regulations, as may be amended from time to time, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.

- H. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, equipment needed, and the hiring of local residents to stimulate the San Marcos economy to the greatest extent possible.
- I. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos, its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. The applicant/developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 15th day of May, 2023, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Christopher Carroll, Chairman

ATTEST:

Gina Jackson, Senior Office Specialist

ATTACHMENT(S):

EXHIBIT A – Conditions of Approval

EXHIBIT A
RESOLUTION NO. PC 23-5040
MFS 22-0003
Conditions of Approval

A. General Provisions

1. All of the terms, covenants and conditions contained herein shall run with the land and be binding on and inure to the benefit of the heirs, successors, assigns, and representatives of the applicant/developer as to any and all of the property.
2. If any of the terms, covenants or conditions contained herein shall fail to occur or if they are, by their terms, to be implemented and maintained over time, if any of such conditions fail to be so implemented and maintained according to their terms, the City of San Marcos (City) shall have the right to revoke or modify all approvals herein granted including issuance of building permits, deny, or further condition the subsequent approvals that are derived from the approvals herein granted, institute and prosecute litigation to compel their compliance with said conditions or see damages for their violation. The applicant/developer shall be notified ten (10) days in advance prior to any of the above actions being taken by the City and shall be given the opportunity to remedy any deficiencies identified by the City.
3. The applicant/developer shall be responsible for bearing the costs of all grading activities, on-site and off-site improvements, labor, design, mitigation, and other costs associated with, but not limited to, the project's planning, engineering, construction and/or architecture for the project.
4. The proposed new development may be subject to the payment of development fees and in-lieu fees as required by the City's Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.
5. The development must comply with the storm water regulations applicable at the time of approval of the corresponding grading permit application.

B. Prior to issuance of any grading permit, the applicant/developer shall comply with the following conditions.

Land Development Division

1. The applicant/developer shall enter into a Development Improvement Agreement with the City to complete all required public improvements prior to permit issuance. Securities and applicable fees for the construction of the public improvements shall be submitted to and approved by the City in accordance with the SMMC Sections 19.16.070 and 19.16.080.
2. The design of all private streets and/or drainage systems for this project shall be approved by the City Engineer. The structural section of all private streets shall conform to City standards based on R-value tests. All private streets and/or drainage systems shall be inspected by the City, and the standard plan check fees and inspection fees shall be paid

and appropriate bonds shall be posted with the City prior to approval of the Final Map or Grading Permit issuance.

3. The applicant/developer shall be responsible for acquiring all associated easements required by the utility companies for such work. The permanent placement of large meter services, detector checks, fire hydrants, etc., along circulation element streets shall be placed outside of the ultimate right-of-way to avoid reconstruction or modification of same.
4. The applicant/developer may choose to pay an in-lieu fee rather than complete the undergrounding of the existing overhead utilities. The applicant/developer shall make an in-lieu payment based upon the linear feet of utilities to be deferred at the rate then in effect as established and published by the City Engineer.
5. The applicant/developer shall comply with all rules, regulations and design requirements of the respective sewer, water, other utility, regional, federal or other approving agency regarding the installation, modification, development, improvement or protection of facilities within the project boundaries. It shall be the applicant/developer's responsibility to determine all agencies with rights of approval for the proposed development.
6. The applicant/developer shall mitigate for impacts on City services related to emergency response, traffic congestion, landscaping, and infrastructure maintenance. The mitigation shall be met through the execution of applications to annex the real property of the project into the following Community facilities Districts (CFD):
 - a. CFD 98-01: Improvement Area No. 1 (Police Only).
 - b. CFD 98-02: Lighting, Landscaping, Open Space and Preserve Maintenance.
 - c. CFD 2001-01: Fire and Paramedic.
 - d. CFD 2011-01: Congestion Management.

No building permit will be issued without receipt of a petition for annexation and consent and waiver executed by the property owners for each of the above-referenced CFDs for the establishment of the special taxes. In lieu of annexation, the applicant/developer may pay a fee for each CFD consentient with the pre-payment option laid out in each CFD's formation documents. The applicant/developer shall be responsible for compliance with all rules, regulations, policies and practices established by State Law and/or the City with respect to the CFD including, without limitation, requirements for notice and disclosure to future owners and/or residents.

7. The applicant/developer shall post securities to the City, in amounts approved by the City Attorney and the City Engineer or their designees, for the construction of all public and private improvements including but not limited to the following: grading and erosion control, street improvements, traffic signals, storm drain facilities, water quality BMP's, landscaping, and off-site street repair. Said security shall be in a form acceptable to the City and shall remain in force until completion of the project and final approval by the City. Said security shall insure the construction of the "approved" public improvements

within a period to be specified in the Subdivision Improvement Agreement. For grading securities, the City may require 10% of said securities to be in the form of cash.

8. The applicant/developer shall submit an application for a grading permit in accordance with SMMC Chapter 17.32 and all related Engineering Division handouts. All applicable fees and securities shall be paid prior to grading permit issuance.
9. Grading plans and activities shall be based on a comprehensive investigation of surface and subsurface conditions. Results of this investigation and recommendations arising therefrom shall be submitted in the form of a report written by a registered geotechnical engineer or registered engineering geologist.
10. The applicant/developer shall secure letters of permission from adjacent property owners for all graded slopes crossing property lines. In lieu of such permission, grading plans shall conform to the required grading setbacks as provided in the City's Grading Ordinance.
11. Erosion control and/or sediment control details shall be submitted with/on the grading plans to the Land Development Division for review and approval. The details shall conform to City standards, codes and ordinances, and San Diego Regional Water Quality Control Board (SDRWQCB) Municipal Storm Water Permit requirements. The details shall include landscaping and temporary irrigation systems on exposed slopes to be approved by the City Engineer and Planning Manager.
12. A hydrology and hydraulic report, including calculations, shall be prepared for the project to determine the existing and post-development runoff for the 100-year storm conditions. Storm drains and drainage structures shall be sized for build-out according to the approved hydrology report. All surface runoff originating within the project and all surface waters that may flow onto the project from adjacent properties shall be accommodated by the drainage system. The report shall also determine the project's build-out runoff into existing off-site natural drainage swales and storm drain systems, and shall address any need for off-site improvements, including upsizing of existing facilities. Blocking, concentrating, lowering or diverting of natural drainage from or onto adjacent property shall not be allowed without written approval of the affected property owner(s).
13. The applicant/developer shall be responsible for mitigating impacts created by changes in drainage runoff course, concentration, or quantity to the satisfaction of the City Engineer for both on-site and off-site drainage. This may require the applicant/developer to provide all necessary easements and improvements to accommodate drainage and flood control structures extending beyond the boundaries of the project.
14. The applicant/developer shall execute a "Hold Harmless" Agreement with the City regarding drainage across the adjacent property.

15. A Storm Water Quality Management Plan (SWQMP) shall be submitted in accordance with the most current version of the City adopted BMP design manual and meet the most current requirements of SDRWQCB.
16. The applicant/developer shall enter into a Storm Water Management and Discharge Control Maintenance Agreement and Easement for the maintenance of all structural post-construction storm water management improvements. The agreement and easement shall be in a form acceptable to the City Attorney.
17. All construction and grading related Best Management Plans (BMPs) shall be shown in detail on the construction plans submitted to the City for review and approval.
18. The applicant/developer shall submit “will-serve” letters from all affected public service and utilities agencies prior to issuance of grading permit.

Planning Division

19. Under separate permit application, the applicant/developer shall submit construction landscape plans to the Planning Division for review and approval per the following requirements:
 - a. Final landscape and irrigation plans shall be prepared by a licensed landscape architect.
 - b. This project is subject to the payment of a landscape permit and inspection fee. The landscape permit and inspection fee shall be four and one-half percent (4.5%) of the landscape architect’s estimate for the completion of all landscaping shown on approved mylars. All submitted estimates shall be stamped and signed by the landscape architect, and estimate the cost of plant and irrigation materials only.
 - c. Landscape plans shall contain a mixture of trees, shrubs, and ground cover, and be provided with an irrigation system. The irrigation system shall include an automatic rain sensor switch, master valve, an enclosure for the backflow device, and stainless steel controller cabinet, if in public view. The irrigation system shall be designed to prevent water run-off onto the sidewalk or street. The landscape plan shall list the quantities of each plant type, including a legend indicating what each symbol represents; height and spread of trees (in accordance with City Minimum Tree Standards handout, City Council Resolution 2001-5747); and method of installation and irrigation.
 - d. Landscape plans shall include a minimum of 3 recreational amenities: An 8 foot by 35 foot flexible active recreational space with commercial grade “cornhole” or equivalent equipment, a seating and picnic area inclusive of a table and a minimum of four (4) chairs, and a BBQ grill. The proposed BBQ grill must be a permanent “built-in” type and must be setback a minimum of 5 feet from the adjacent property line. Any changes to the 3 recreational amenities shall be determined to be equivalent to the approved amenities list above by the Planning Director.

- e. The landscape plans, including plant material and irrigation design, shall comply with the City's landscape water efficiency ordinance, SMMC Chapter 20.330, in addition to State of California water efficiency requirements.
- f. All permanent Best Management Practices (BMPs) per the approved grading plan shall be shown on the landscape plans. Landscape plans shall be reviewed and signed by the engineer-of-work that the proposed landscape design complies with the requirements of the Storm Water Quality Management Plans (SWQMP).
- g. The applicant/developer shall submit a fencing plan, in conjunction with the landscape plan, which proposes a consistent type and style of fences and/or walls. The fencing plan shall include decorative fencing with a detail of each proposed fence/wall type, and shall not include chain link fencing.
- h. Landscaping for the proposed project shall avoid the use of invasive plant species. Invasive plants shall be those identified on Lists A and B of the California Exotic Plant Council's List of Exotic Plants of Greatest Ecological Concern in California, as of October 1999, and updated if applicable.
- i. Plant material shall be fire and drought tolerant and acceptable for defensible space in fire prone areas.
- j. The landscape permit shall require that prior to installation, the proposed plants shall be inspected and approved by the Planning Division for plant quality and compliance with minimum size requirements. The placement of plants shall be installed in accordance with the approved landscape plans. Upon completion of installation, all landscaping/irrigation shall be inspected and approved by the Planning Division. The applicant/developer shall be responsible to contact the Planning Division for landscaping inspections.

20. All exposed retaining walls shall be constructed of earth tone colored keystone, split-face, or similar textured block. The applicant/developer shall submit a material sample to the Planning Division for review and approval prior to issuance of grading permit.

21. If proposed for grading operations, the use of a rock crusher(s) on site shall require approval of a Conditional Use Permit (CUP) prior to issuance of grading permit.

22. Prior to grading the site or causing any impact to the site, grading and/or construction activities on site must be avoided during the nesting season which extends from February 1st to September 15th to prevent potential impacts to nesting of any migratory, songbirds, or raptors. In order to begin grading or construction activities within the nesting season, a nesting survey from a qualified biologist or other expert in the field must be submitted to the Planning Division to verify there are no active nests on the subject site. This survey must be submitted prior to any disturbance or impact of the site. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum of a twenty-five (25) foot buffer and up to a maximum buffer of 300 feet for raptors, as determined by the project biologist, and shall be avoided until the nesting cycle

is complete.

Building Division

23. If the project is to be phased, the applicant/developer shall submit a phasing plan to the Building Division for review and approval. Said phasing plan shall graphically depict the order in which the buildings (including models) will be occupied and depict which public and private infrastructure and amenities will be completed prior to each building occupancy. Once approved, any deviations from the phasing plan must be reviewed and approved by the Building Division, Planning Division, Land Development Division, Fire Department and the Public Works Construction Inspection Division.
24. The project is subject to the approval of the applicable water/sewer district(s) for water and sewer services and all applicable fees and charges shall be paid to the satisfaction of the water/sewer district(s) prior to issuance of grading or building permit.
25. The applicant/developer shall obtain a demolition permit from the Building Division prior to demolition of the existing structures on site.

Fire Department

26. Fire apparatus access roads shall have an unobstructed improved width of not less than 24 feet (curb line to curb line), and an unobstructed vertical clearance of not less than 13 feet 6 inches. Access roads shall be all weather surface and designed to support imposed loads of not less than 75,000 pounds in accordance with California Fire Code (CFC) Section 503.2.1, SMMC Section 17.64.120. For single-family residential driveways serving no more than one single-family dwelling, access roads shall have minimum width of 16 feet (curb line to curb line).
27. The gradient for a fire apparatus roadway shall not exceed 20 percent. Grades exceeding 12 percent (incline or decline) shall not be permitted without mitigation: Minimal surface of Portland cement concrete (PCC) with a deep broom finish perpendicular to the entire direction/length of travel and grade. The angle of departure and approach of fire access roads shall not exceed 7 degrees (12 percent) as required by CFC Section 503.2.7, as amended.
28. All dead end fire apparatus access roadways in excess of 150 feet in length shall be provided with an approved area for turning around of all San Marcos Fire apparatus. A hammerhead turn-around or cul-de-sac will be required by the Fire Department.
29. All roads in the project shall have adequate turn radius to accommodate all Fire Department apparatus including frontline and reserve fire engines and frontline and reserve trucks (engine and tiller ladder trucks). The required inside turn radius shall be 28 feet for engine and tiller ladder truck. No curb deflection or other features shall interfere with fire apparatus ability to navigate any street. The Land Development Division shall maintain the proper templates for turn radius of all Fire Department apparatus.

C. Prior to issuance of any building permit, the applicant/developer shall comply with the following conditions:

Land Development Division

1. The approved precise grading plans shall be attached to the building plans.
2. Prior to submittal of any building plans, the grading and public improvement plan sets shall be submitted for the second plan check and deemed substantially complete by the Land Development Engineer. Prior to issuance of any building permits, the public improvement plans shall be approved by the City Engineer and appropriate securities accepted.
3. All grading shall be observed by a licensed geotechnical engineer, who shall prepare a written report to the satisfaction of the City Engineer certifying that the work has been performed in compliance with the recommendations contained within the geotechnical report and on the approved project plans. If not so done, the report shall describe the actual work performed and any deficiencies observed. The final report shall specifically detail conditions and remedial work performed that was not specifically identified in the initial report of subsurface conditions.
4. A certification of line and grade for the building pad, signed and stamped by the engineer of work, shall be provided to the Public Works Inspector. The certification shall be in a form acceptable to the City Engineer.
5. The base lift of asphalt on all roads serving the area under construction shall be completed. All proposed fire hydrants shall be operational prior to the delivery of combustible materials to the project site.

Planning Division

6. All exterior lighting shall comply with City standards for high energy-efficient fixtures, except for low-wattage architectural lighting. All exterior fixtures shall be approved by the City.
7. All exterior lighting shall use cut-off fixtures and shielded in order to direct the illumination downward and reduce the visibility of any glare.
8. Residential structures shall comply with the California Building Code regarding interior noise levels for residential dwelling units.
9. If playground equipment is proposed, it shall comply with all C.P.S.C. and A.D.A. accessibility standards. Plans shall include a detail of each of the play areas with the proposed play equipment and specifications of said equipment. Final design shall be approved by the Parks and Recreation Director and Planning Division Manager.
10. Gas meters shall be architecturally screened from view by low screening walls. Wall materials shall be architecturally compatible with the building(s). Screening plan shall be approved by the Planning Division prior to issuance of building permit.
11. Trash and recycling can service is required for the project, with the pick-up locations of cans to be coordinated with the waste hauler. Trash cans shall be stored within individual

unit garages and may be relocated to the curb for pick-up for a 24-hour period on scheduled pick-up days. If a trash enclosure is proposed, it shall have minimum dimensions of fourteen (14) feet wide by ten (10) feet deep by six (6) feet high for trash and recycling containers shall be constructed to match the main buildings in color and texture. In addition, the enclosure shall have solid view-obscuring, double swinging gates; must have a flat impervious, concrete slab designed not to allow run-on from adjoining areas; contain attached lids on all trash and recycling containers; and a solid roof to minimize direct precipitation. Trash enclosures shall be architecturally compatible with the proposed buildings.

12. Plans submitted for a building permit must include new garage doors for the existing 2 units that match the proposed garage doors for the 2 new units. Garage doors shall be sectional and include a minimum of 1 window.
13. Plans submitted for a building permit must have a 10 foot side setback, including any cantilevered upper floors.

Building Division

14. New buildings and remodeled structures shall be designed to conform to the latest design standards adopted by the State of California in the California Building Code (CBC), Part 2, Title 24, California Code of Regulations.
15. Building plans and instruments of service submitted with a building permit application shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
16. The City is located in Seismic Design Category “D”. Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.
17. The proposed development shall comply with the latest adopted California Green Building Code Standards. The City has adopted the mandatory standards and does not enforce the voluntary standards.
18. Residential structures shall be designed to comply with the crime prevention measures approved by the City, including such items as: reinforced door jams; one-piece door stops; 16-gauge strike plate for deadbolts; locking hardware for garage doors; two locking devices for wide garage doors; 1-3/4 inch solid exterior doors; laminated safety glass; wide angle peep hole for exterior doors; no louvered windows; and address numbers easily visible from the street.
19. The project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, for accessibility standards.
20. The applicant/developer shall comply with the City’s Inclusionary Housing Ordinance that is in effect at the time of building permit issuance.

21. The applicant/developer shall pay Public Facilities Fees as established by the latest adopted Public Facilities Fee, based on the proposed land use, and shall be paid prior to the issuance of the first permit for the development.
22. The project is subject to the payment of school fees as required by law. The applicant/developer shall submit a Certificate of Compliance from the school district prior to the issuance of the first building permit from the City.
23. Roof drain systems shall be designed for 3-inches of rainwater per hour. Rain gutters, down drains and other devices shall be installed to prevent erosion at the point of discharge and shall discharge to landscaped areas when feasible. Interceptor drains, yard drains and drainage devices shall be installed to mitigate erosion and create positive drainage away from foundations. Roof drainage shall comply with the City's storm water management measures.
24. The applicant/developer shall contact the Delivery Retail Analyst for the branch of the U.S. Postal Service to determine the type and location of centralized delivery equipment required.
25. Sewer and water utilities shall be located wholly on the lot that serves the building in accordance with the latest adopted edition of the California Plumbing Code.

Fire Department

26. The project shall include an automatic fire extinguishing system in accordance with the latest adopted California Building Code, California Residential Code and/or San Marcos Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the San Marcos Fire Marshal.
27. The applicant/developer shall provide a Construction Staging/Site Phasing Plan for approval prior to permit issuance.
28. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

D. During the grading and construction phase, the applicant/developer shall comply with the following conditions:

Engineering Inspection Division

1. Prior to any construction activities, a pre-construction meeting shall be held with the Engineering Inspection Division. The applicant/developer shall provide the inspector with a detailed construction schedule which depicts when building occupancy or occupancies will occur and when key public and private infrastructure improvements will be completed. Schedule updates shall be provided to the Building and Engineering Inspectors at a minimum monthly basis throughout the life of the project.

2. Grading, excavation or other related earth moving operations, including warm-up and maintenance activities, shall be limited to the hours of 7:00 a.m. to 4:30 p.m., Monday through Friday. No work shall be allowed on Saturdays, Sundays and holidays.
3. During construction activities, the applicant/developer shall maintain public and private driveway and/or road access to neighboring properties at all times unless previous arrangements have been made with the private parties affected. Copies of said agreements shall be provided to the City Engineer.
4. The applicant/developer shall submit a traffic control plan to the Engineering Inspector for all phases of construction for approval by the City Engineer. Said plan shall include all traffic control devices including traffic signals as required.
5. Construction haul routes must be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.), to the extent feasible.
6. At the discretion of the Engineering Inspector, the applicant/developer shall document the pre-construction condition of existing roads or offsite properties which may be impacted by construction activities. The applicant/developer shall be responsible in repairing any construction related damages prior to occupancy.
7. A Right-of-Way permit shall be required prior to commencement of any work within the City right-of-way.
8. The applicant/developer shall implement and maintain storm water pollution prevention measures as required on the approved plans. Violations of the City's Storm Water Management Ordinance (Ch. 14.15 S.M.M.C.) will result in Stop Work Orders, Notices of Violations and/or citations with fines. Work on the project may be delayed until the City determines that compliance with storm water requirements has been achieved.

Planning Division

9. At least one copy of the approved plans, approval letters and conditions of approval shall be available for review at the job site at all times.
10. Landscaping of slopes, in accordance with the approved landscape plans, shall commence at time of completion of grading activities.
11. The project shall comply with Regional Air Quality Standards.
12. A test sample of the proposed exterior colors shall be applied to a mock-up with an area large enough to be representative of the finished color scheme and exposed to direct sunlight. This sample shall be inspected and approved by the Planning Division prior to painting of the buildings. If determined necessary upon inspection, the color scheme may be required to be modified at the discretion of the Planning Division Manager. The applicant/developer shall be responsible to contact the Planning Division for inspection.

Building Division

13. The applicant/developer shall obtain the required OSHA permits for blasting, construction, demolition, excavation, grading operations, rock drilling and the construction of buildings over 3 stories in height in accordance with the California Code of Regulations, Title 8, Section 1503.
14. Dust and dust producing materials shall be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative shall be used to prevent excessive dust during blasting, construction and grading operations. Projects are required to comply with the Air Pollution Control District's standards for mitigating fugitive dust during all phases of construction.
15. The demolition of buildings shall not commence until the proper testing of asbestos, lead paint and hazardous materials has been performed and the abatement of the hazardous materials has been completed. The recycling of materials shall comply with state law and all utilities shall be disconnected and safely abandoned.
16. All construction operations authorized by building permits, including the delivery, setup and use of equipment must be conducted on premises during the hours of 7:00 AM and 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work shall be conducted on Sundays or Holidays observed by the City. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citation for hours of work violations requires a mandatory court appearance in North County Superior Court.
17. During construction the applicant/developer shall implement and maintain the storm water pollution prevention measures as required on the approved plans. Violations of the City's Storm Water Management Ordinance will result in Stop Work Orders, Notices of Violation and citations with fines. Work on the project may be delayed until the City determines that the project is in compliance with the storm water requirements.

Fire Department

18. Prior to the delivery of combustible building construction materials to the project site, the following conditions shall be completed to satisfaction of the Fire Department: 1) fire hydrants(s) shall be installed, approved, and usable, and 2) fire lane or access roads shall be in place and provide a permanent all weather surface for emergency vehicles that support weight of fire apparatus (75,000 lbs.).

E. Prior to the occupancy of any structure, the applicant/developer shall comply with the following conditions:

Land Development Division

1. All improvements including underground conversion of overhead utilities shall be completed in accordance with the approved project plans prior to issuance of the first

market rate Certificate of Occupancy.

2. All applicable easements and agreements shall be recorded prior to occupancy, if not required sooner by these conditions.
3. Prior to the issuance of any certificates of use and occupancy, the applicant/developer shall provide evidence to the Building Official, that the Department of Real Estate has been notified that the project area is within the boundaries of a Community Facilities District (CFD), and will be subject to special taxes for public facilities and/or services.
4. Redline As-Built drawings shall be submitted to the Engineering Division for review and approval. All improvements identified on the plans and all undergrounding of utilities shall be completed in accordance with the project plans and these conditions of approval. Record drawing mylar plans shall be submitted and approved prior to the release of any project securities.
5. Any existing broken pavement, concrete curb, gutter or sidewalk or any other facilities damaged during construction of the project, shall be repaired or replaced as directed by the Public Works Inspector.
6. Water and sewer improvements in accordance with the project water/sewer study shall be constructed for the project as determined necessary by the applicable water/sewer district(s).
7. Prior to the issuance of any certificates of use and occupancy, the applicant/developer shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the City, unless such easements are expressly made subordinate to the easements to be offered for dedication to the City. Prior to granting any of said easements, the applicant/developer shall furnish a copy of the proposed easement to the Land Development Engineer for review and approval. Further, a copy of the approved easement shall be furnished to the Land Development Engineer prior to issuance of any certificate of use and occupancy.

Planning Division

8. All landscaping and recreational amenities as approved on the landscape plans shall be installed, inspected, and approved by the Planning Division. Landscaping shall be established and flourishing in a healthy manner.
9. The applicant/developer shall submit a Certificate of Completion by the landscape architect and engineer-of-work to the Planning Division certifying that the plant materials and irrigation system have been installed in accordance with the approved landscape plans and the Water Quality Technical Report, respectively.
10. If proposed and approved for use in the Landscape plans, the applicant/developer shall have completed the installation of the playground equipment and outdoor furniture in accordance with the manufacturer's standards. The applicant/developer shall submit for each phase a letter by the installation contractor indicating that the playground equipment has been installed per the manufacturer's specifications.

11. The applicant/developer shall disclose to future owners/tenants of the project that the property is located within the Airport Influence Area of McClellan-Palomar Airport, and may be subject to some of the annoyances or inconveniences, if any, associated with proximity to airport operations (i.e.: noise, vibration, or odors). Disclosure shall be recorded with the County Recorder's Office prior to building occupancy.

Building Division

12. The applicant/developer shall obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy from the Building Official. For phased developments, the conditions of approval shall be satisfied prior to requesting the first occupancy in the phase.

Fire Department

13. Building addresses shall be clearly labeled for day and night-time emergency responses. In addition, adequate lighting shall be provided to deter potential criminal activities (i.e.: vehicle burglaries, prowlers, loitering, etc).
14. The applicant/developer shall comply with the Fire Department for hydrants and on-site access for emergency vehicles.
15. The project shall include "NO PARKING FIRE LANE" signs and/or red curbs along project driveway, when the required 24-foot width cannot accommodate parking. The number of, placement and wording for all fire lane signs and/or red curbs shall be as required by California Vehicle Code, Sections 22500.1 and 22658(a) and San Marcos Fire Department Standards.

F. Ongoing Advisory Conditions

1. Use of the site must be conducted so as not to become obnoxious by reason of noise, odor, refuse, parking impacts, or maintenance of grounds and in such a manner as will not detrimentally affect adjoining properties and uses.
2. All trees and landscaping shall be maintained in a healthy, thriving manner. If any trees/landscaping shall die or become diseased, the trees/landscaping shall be replaced in numbers and quantity to provide the same landscaping and screening value.
3. All residential garages must be maintained to accommodate the parking of a minimum of 2 vehicles. Property owner shall implement and maintain a program to ensure garages are used for tenant parking.
4. A minimum of 3 recreational amenities must be maintained at the site: An 8 foot by 35 foot flexible active recreational space with commercial grade "cornhole" or equivalent equipment installed (or available to tenants), a seating and picnic area inclusive of a table and a minimum of four (4) chairs, and a BBQ grill. Any changes to the 3 recreational

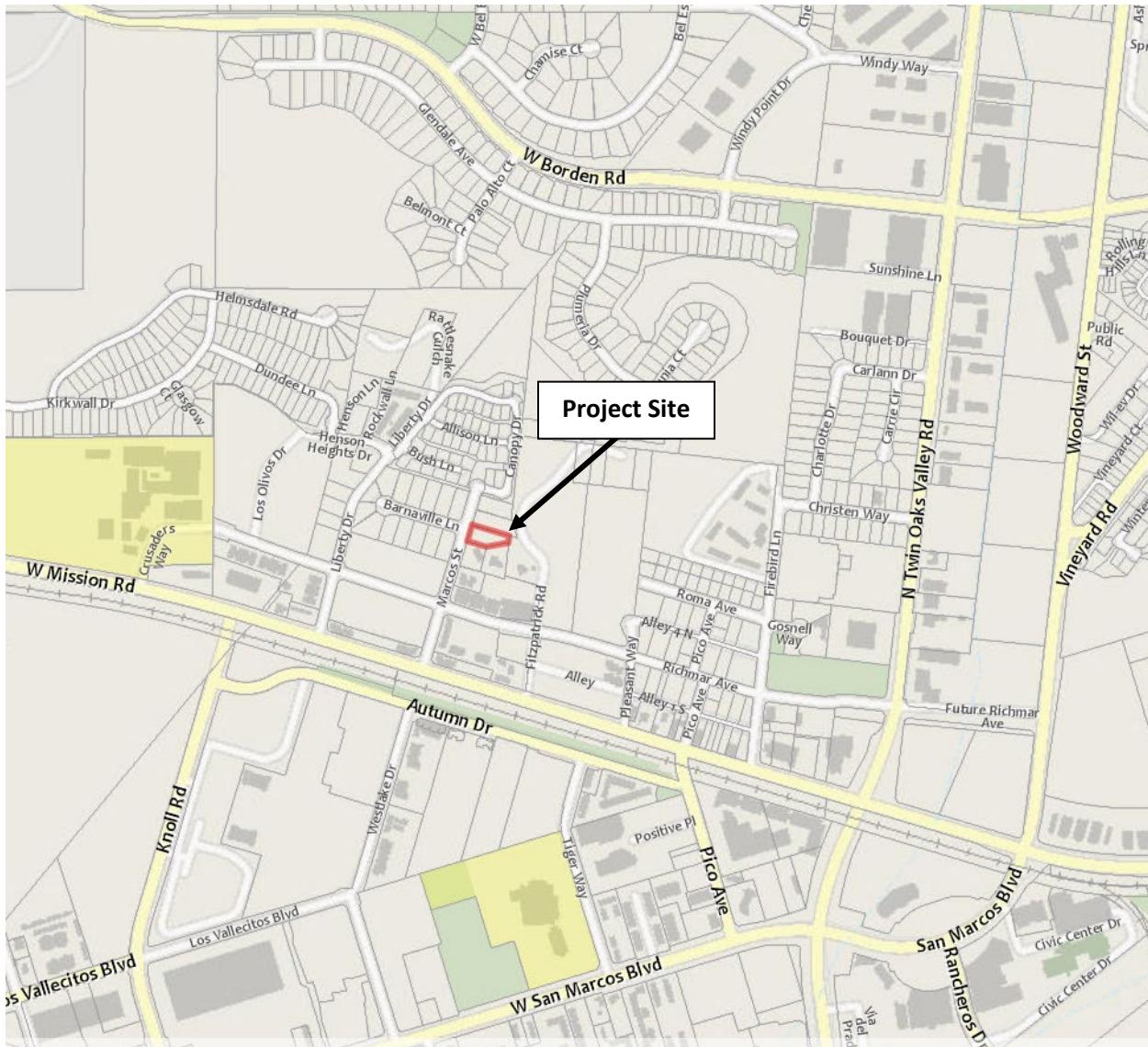
amenities shall require approval of the Planning Director and must be equivalent or better to the approved amenities list above.



ATTACHMENT A

VICINITY MAP

VICINITY MAP





ATTACHMENT B
REQUESTED ENTITLEMENTS

REQUESTED ENTITLEMENTS

1. Multifamily Site Development Plan (MFS 22-0003)
A Multi-Family Site Development Plan to add two (2) additional units to an existing 2-unit multifamily development in The Multifamily Residential (R-3-10) zone

2. Variance (V23-0001)
A Variance to allow a tandem parking to be provided in a quantity that exceeds 10% of the required parking for a proposed 2-unit addition to an existing two (2) unit development in the Multifamily Residential (R-3-10) zone



ATTACHMENT C

SITE AND PROJECT CHARACTERISTICS

SITE AND PROJECT CHARACTERISTICS

Property	Existing Land Use	Zoning	General Plan Designation
Subject	Duplex	Multifamily Residential (R-3-10)	Medium Density Residential 2 (MDR2) 15.1-20.0 du/ac
North	Single Family Residence	Multifamily Residential (R-3-10)	Medium Density Residential 2 (MDR2) 15.1-20.0 du/ac
South	Single Family Residence	Multifamily Residential (R-3-10)	Medium Density Residential 2 (MDR2) 15.1-20.0 du/ac
East	Multifamily Residential (Fitzpatrick)	Multifamily Residential (R-3-10)	Medium Density Residential 2 (MDR2) 15.1-20.0 du/ac
West	Single Family Residence	Multifamily Residential (R-3-10)	Medium Density Residential 2 (MDR2) 15.1-20.0 du/ac

ITEM	YES	NO
Flood Hazard Zone		X
Sewers	X	
Septic		X
Water	X	
Gen. Plan Conformance	X	
Land Use Compatibility	X*	

*With Approval of a Variance



ATTACHMENT D

CEQA Exemption (EX 23-046)

CITY OF SAN MARCOS
NOTICE OF EXEMPTION

TO:

Office of Planning and Research
Mail: PO Box 3044, Room 113
Sacramento, CA 95812-3044
Street: 1400 Tenth Street, #113
Sacramento, CA 95814

FROM: City of San Marcos
Planning Division
1 Civic Center Drive
San Marcos, CA 92069
Phone: 760-744-1050 x.3233

COUNTY CLERK/RECORDER
COUNTY OF SAN DIEGO
P.O. Box 1750
San Diego, CA 92112-4147

Houser 2-unit Multifamily Residential Addition

PROJECT TITLE

Daniel and Charissa Houser, 403 Marcos Street, San Marcos, CA 92069

Phone: (858) 232-9100

PROJECT APPLICANT NAME, ADDRESS AND PHONE NUMBER)

403 Marcos Street (APN: 220-111-19-00)

PROJECT LOCATION - SPECIFIC

San Marcos

PROJECT LOCATION - CITY

San Diego

PROJECT LOCATION - COUNTY

A Multifamily Site Development Plan (MFS22-0003) and Variance (V 23-0001) to develop an additional two (2) residential units at an existing 2-unit residential development with the use of tandem parking exceeding 10% of the required parking quantity.

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT

City of San Marcos

NAME OF PUBLIC AGENCY APPROVING PROJECT

Joseph Farace, Planning Director on behalf of the Planning Commission of the City of San Marcos

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT

EXEMPT STATUS: (CHECK ONE)

MINISTERIAL (Sec. 21080(b)(1); 15268)

DECLARED EMERGENCY (Sec. 21080(b)(3); 15269(a))

EMERGENCY PROJECT (Sec. 21080(b)(4); 15269 (b)(c))

CATEGORICAL EXEMPTION (STATE TYPE AND SECTION NUMBER)

Section 15303, Class 3 (New Construction of Small Structures) and Section 15332, Class 32 (Infill Development)

STATUTORY EXEMPTIONS. State code number: _____

REASONS WHY PROJECT IS EXEMPT: the project will add no more than 2 units to an existing 2-unit multifamily residential development on an existing legal lot in an urbanized area. Additionally, the project is an infill development consistent with the existing General Plan land use and zoning designation; occurs within city limits on a parcel less than 5 acres substantially surrounded by urban uses; the project site is highly disturbed and has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

Joseph Farace

(760) 744-1050 X. 3248

LEAD AGENCY CONTACT PERSON

AREA CODE/TELEPHONE/EXTENSION

If filed by applicant: 1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

SIGNATURE: _____ Date: May 15, 2023

Joseph Farace, Title: Planning Director

Signed by Lead Agency Signed by Applicant Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



ATTACHMENT E
Public Comments

del Solar, Sean

From: sima imani [REDACTED]
Sent: Sunday, June 12, 2022 5:19 PM
To: del Solar, Sean
Subject: Decline - 403 Marcos st Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I, Zahra Imani of [REDACTED], and Dora Dershem of [REDACTED] Marcos street. As well as other neighbors in the community ,

Are Fully Against the request for anMFSDP to develop 2 more additional units on 403 Marcos street in our single family homes community.

I have been a resident of [REDACTED] Marcos street since 1998, when most of San Marcos was hills and trees. Such changes through the years is the population growth and the effects on our living situations.

This issue is of great concern to our space and Safety.

We have reached a great lack of parking spaces in our community.

Competing with the new apartments down the street. There is lack of room for cars in our streets, heightened pressure and worry for parking by day.

Our trash cans are being moved and pushed over for parking.

People are camping for parking on the street.

We are starting to feel watched and unsafe.

A great pressure has risen from 403 Marcos street alone.

Already 2 units it has enough people and cars, With 2 more developed that's at the very least 4-6 more people that need parking spaces.

Too expensive for 1 let alone 2 people to occupy a single unit, in this economy at this time or the near future.

With that said, moreover the past 10 years we have been battling a huge dilemma with city of San Marcos parking here on Marcos street.

The pressure is at capacity here on Marcos street, please help us.

Whatever you need to consider denying this project our community is happy to provide.

Please let us know how we can help, whether that is a meeting or a survey signatures.

Thank you for your time

Zahra Imani



ATTACHMENT F

Project Plans

NOTES

1. TW = TOP OF RETAINING WALL DOES NOT INCLUDE CAP.
 2. TOP OF FOOTING ELEVATIONS (TF) TO BE SHOWN ON PRECISE GRADING PLAN. TF WILL BE 6 INCHES (0.5') LOWER THAN FG OR FG SHOWN.
 3. RETAINING WALL HEIGHT IS THE DIFFERENCE BETWEEN TW AND TF.
 4. STEM WALL DESIGN PER ARCHITECTURAL PLANS.
 5. ALL PROPOSED RETAINING WALLS PER SAN DIEGO REGIONAL STANDARD DRAWING 2018 C-02

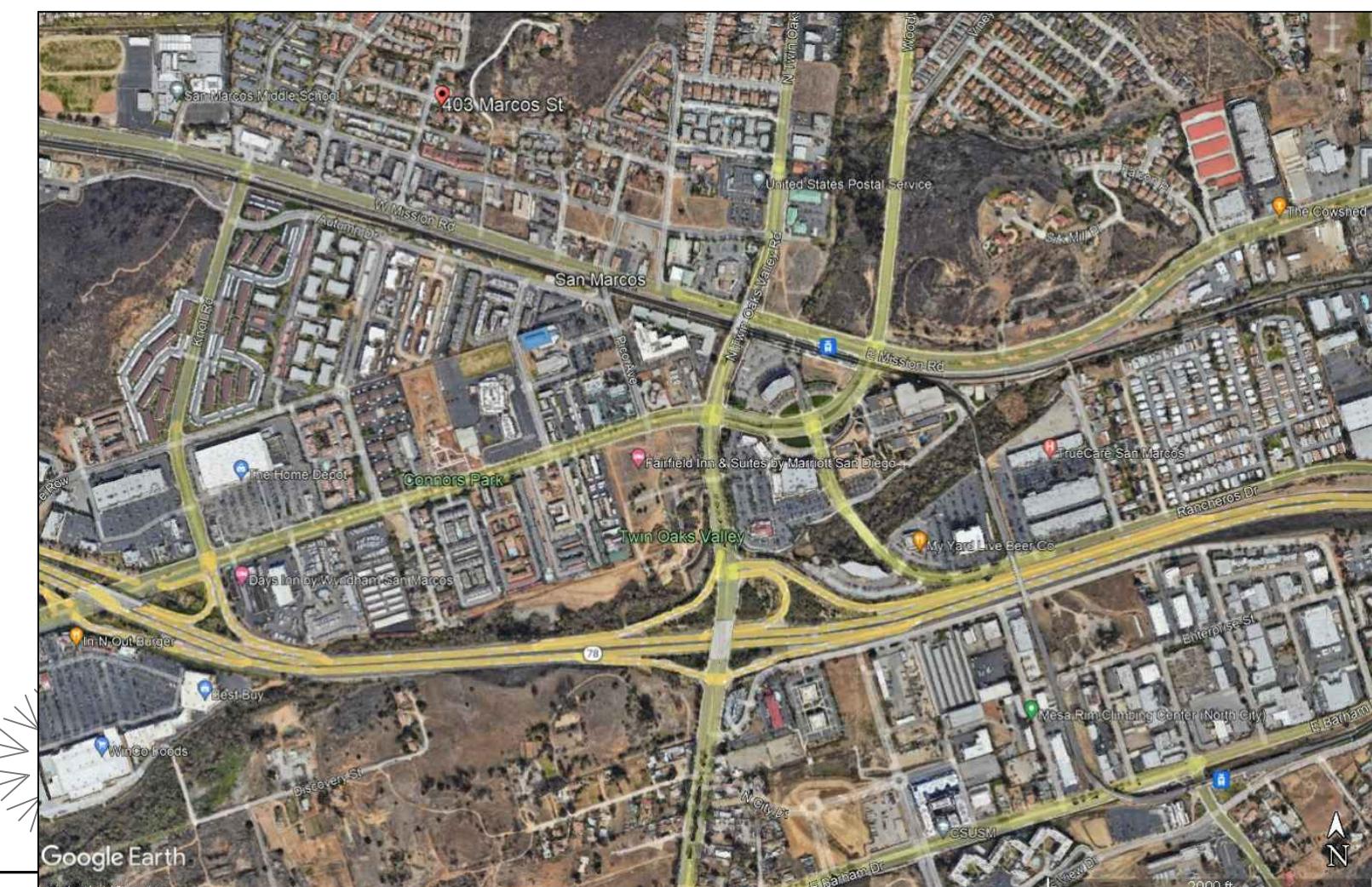
DISTUBED AREAS

TOTAL OF EXISTING (PRE-PROJECT) IMPERVIOUS AREA = 8,174.0 SF
 TOTAL OF PROPOSED OR REPLACED IMPERVIOUS AREA = 3,929.4 SF
 PERCENT IMPERVIOUS SURFACE CREATED OR REPLACED = 48.1%
 PROJECT PROPOSED PERVIOUS AREA = 3,660 SF
 AREA TO BE DISTURBED BY THE PROJECT = 7,589.4 SF

CITY OF SAN MARCOS

CONCEPTUAL GRADING PLAN

403 MARCOS STREET



VICINITY MAP



LEGEND

FS	FINISH SURFACE
FG	FINISH GRADE
TW	TOP OF RETAINING WALL
TS	TOP OF SLOPE
TF	TOP OF FOOTING
TP	TOP OF PAVERS
GB	GRADE BRAKE
CO	CLEANOUT
C&G	CURB & GUTTER
GFF	GARAGE FINISH FLOOR
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT ELEVATION
P.C.	POINT OF CONNECTION
PROP	PROPOSED
PIP	PROTECT IN PLACE
RIM	MANHOLE RIM ELEVATION
EX	EXISTING
B.S.L.	BUILDING SETBACK LINE
PL	PROPERTY LINE
RW	RIGHT-OF-WAY
SMH	SEWER MANHOLE
SVC	SERVICE
(6XX.XX)	EXISTING ELEVATION
	PROP RETAINING WALL
	CHAIN-LINK FENCE
	SECTION NAME
	SHEET NUMBER

OWNER

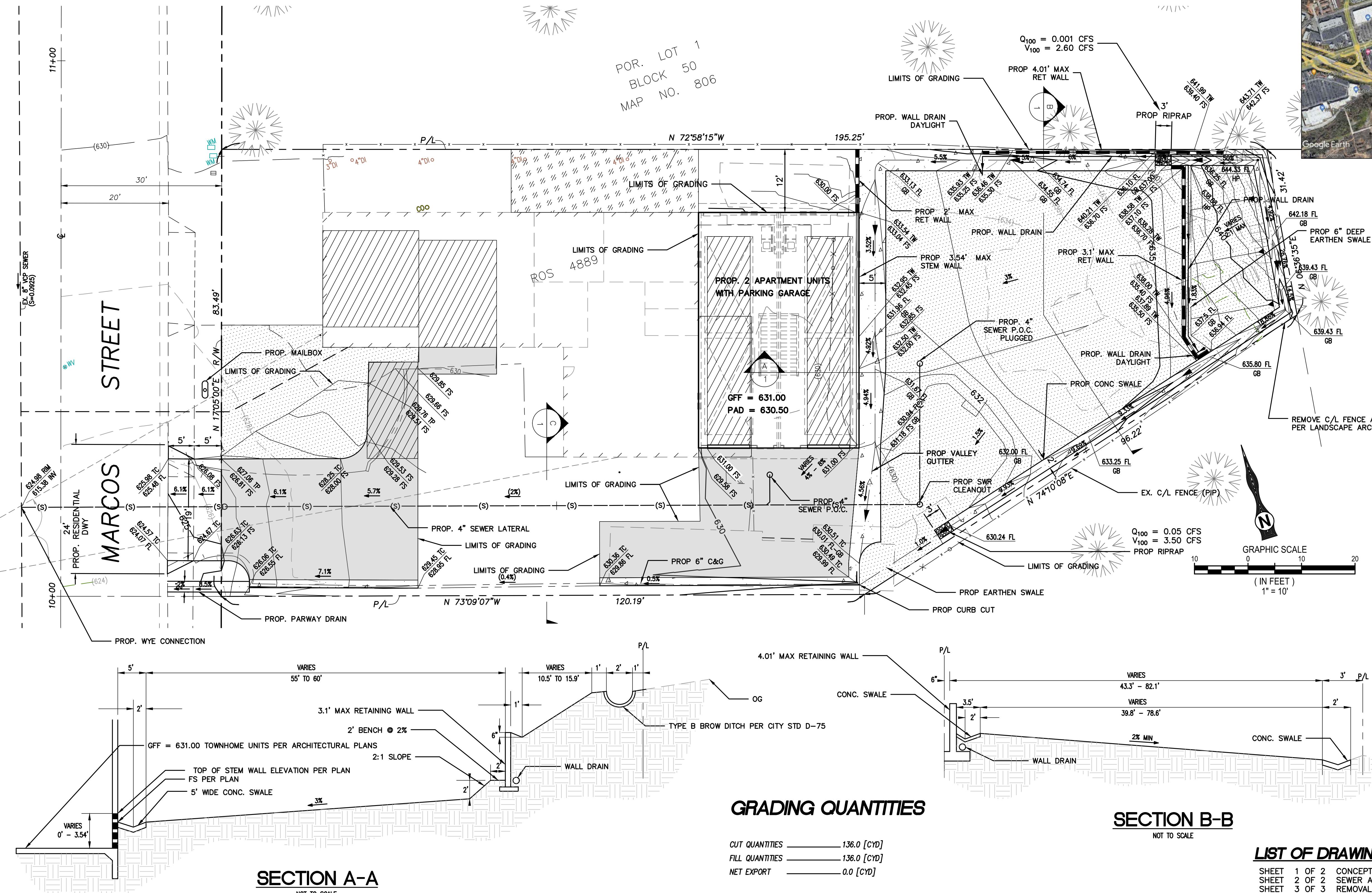
DANIEL AND CHARISSA Houser
 403 MARCOS STREET
 SAN MARCOS, CA 92069

APN

220-111-19-00

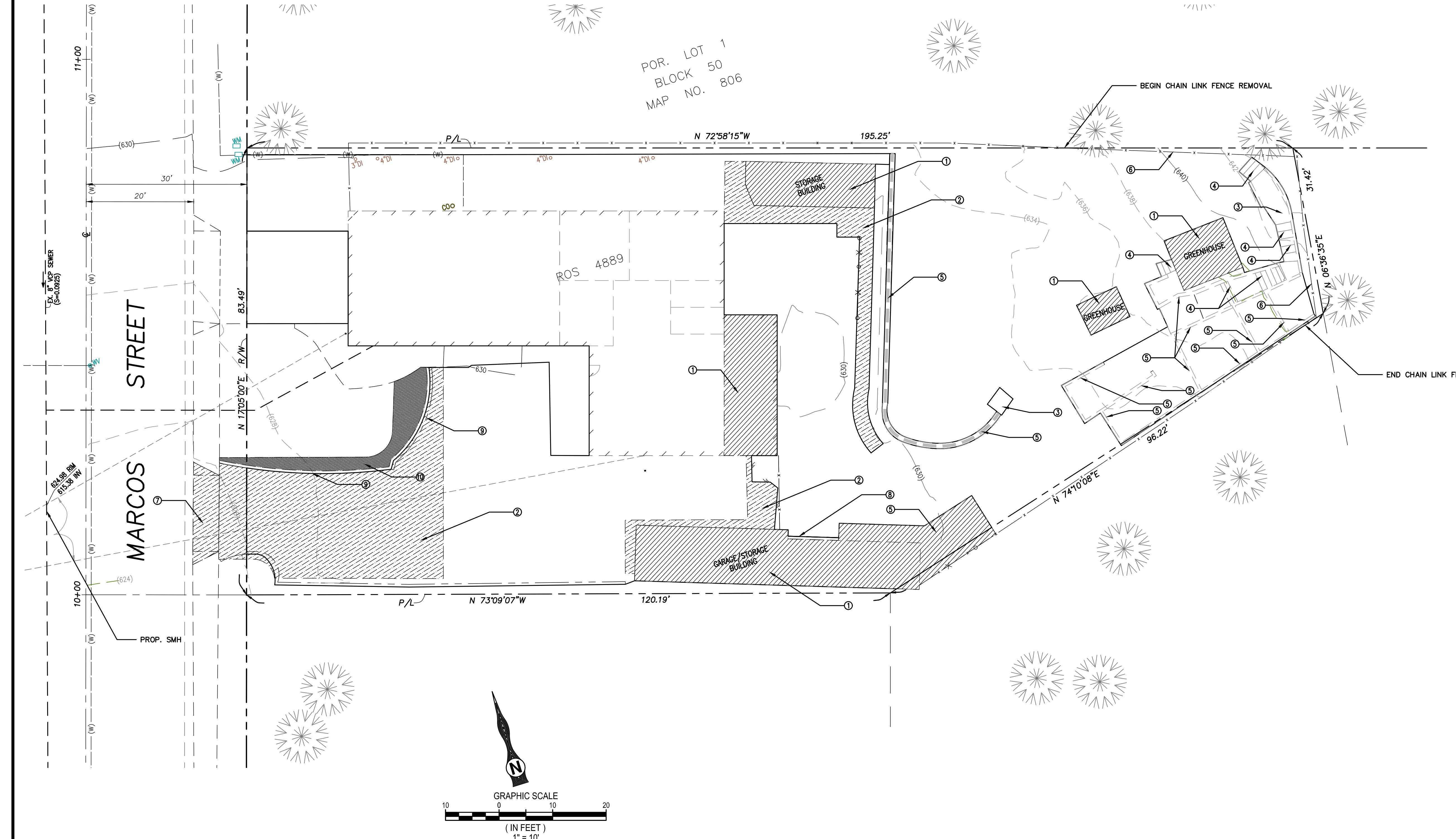
ENGINEER

ALEX R. TORRES, PE
 11317 MOUNTAIN VIEW DR
 #171
 RANCHO CUCAMONGA, CA 91730
 T: 909.559.1486



SAN MARCOS FIRE DEPARTMENT	VALLECITOS WATER DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SAN MARCOS	City Drawing No.
By: Jason Nailon, Fire Marshal Date: _____	By: _____ Date: _____	By: _____ Date: _____ Name: _____ R.C.E.: _____ exp: _____	No. Description App'd By Date	By: Stephanie Kellar, Principal Civil Engineer R.C.E.: 71461 exp.: 12/31/2021 Date: _____	By: Isaac Etchamendi, City Engineer R.C.E.: B1294 exp.: 9/30/2021 Date: _____	Description: BENCHMARK NO. 72 Location: NW curb return at Int. of Borden Rd. and Bell Esprit Cir. Record From: Record of Survey 18503 Elev.: 727.719 ft. Datum: NAVD88	CONCEPTUAL GRADING PLAN	IPXX-XXXX PLANNING PROJECT NO. SDPXX-XXXX Sheet 1 OF 3

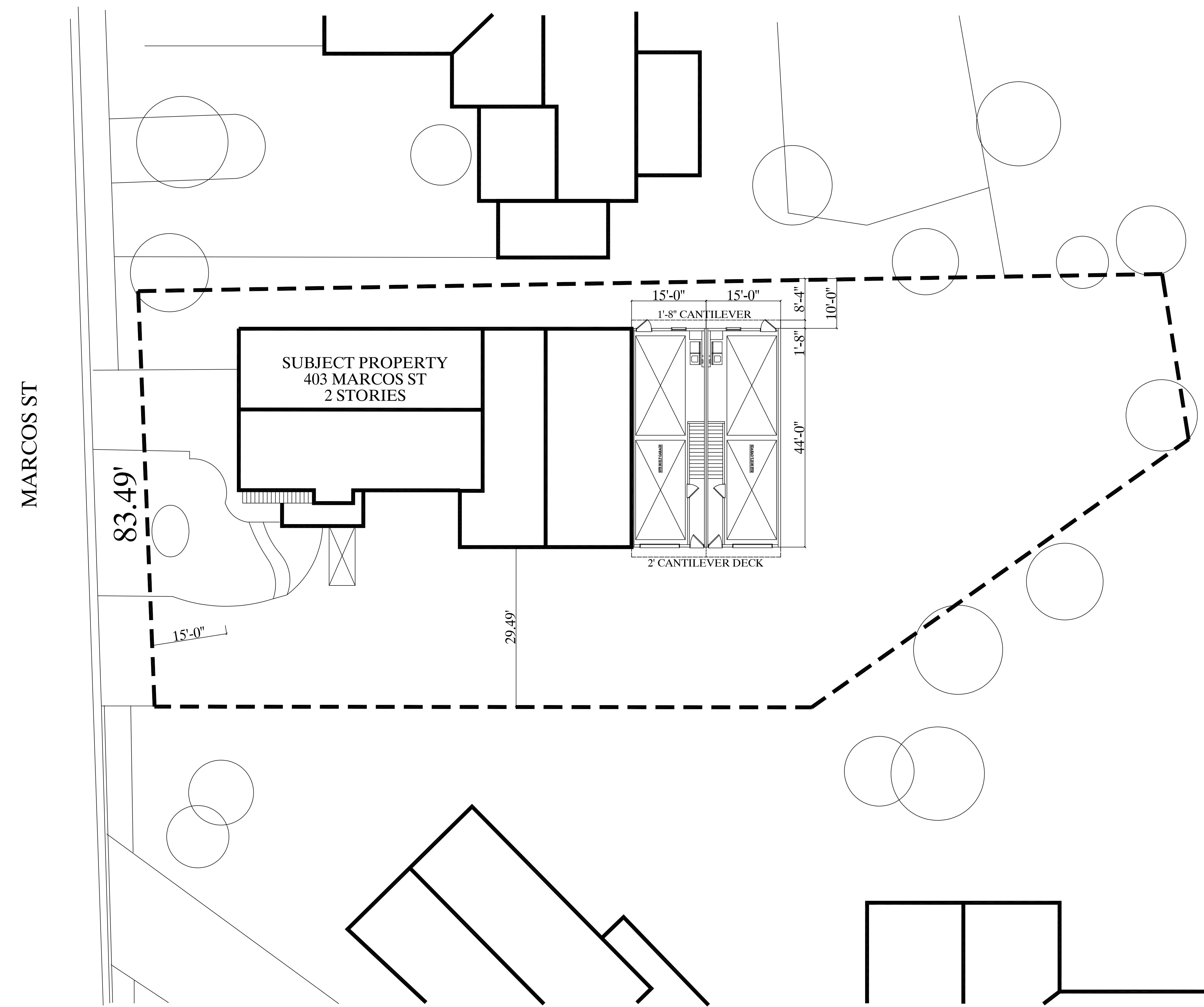
CITY OF SAN MARCOS
DEMOLITION PLANS FOR
403 MARCOS STREET



NOTE:

1. ALL SITE FEATURES NOT REFERENCED IN REMOVAL NOTES MUST BE PROTECTED-IN-PLACE.
2. REMOVAL NOTES TO BE COMPLETED VIA DEMO PERMIT ISSUED BY THE CITY'S BUILDING DEPARTMENT.

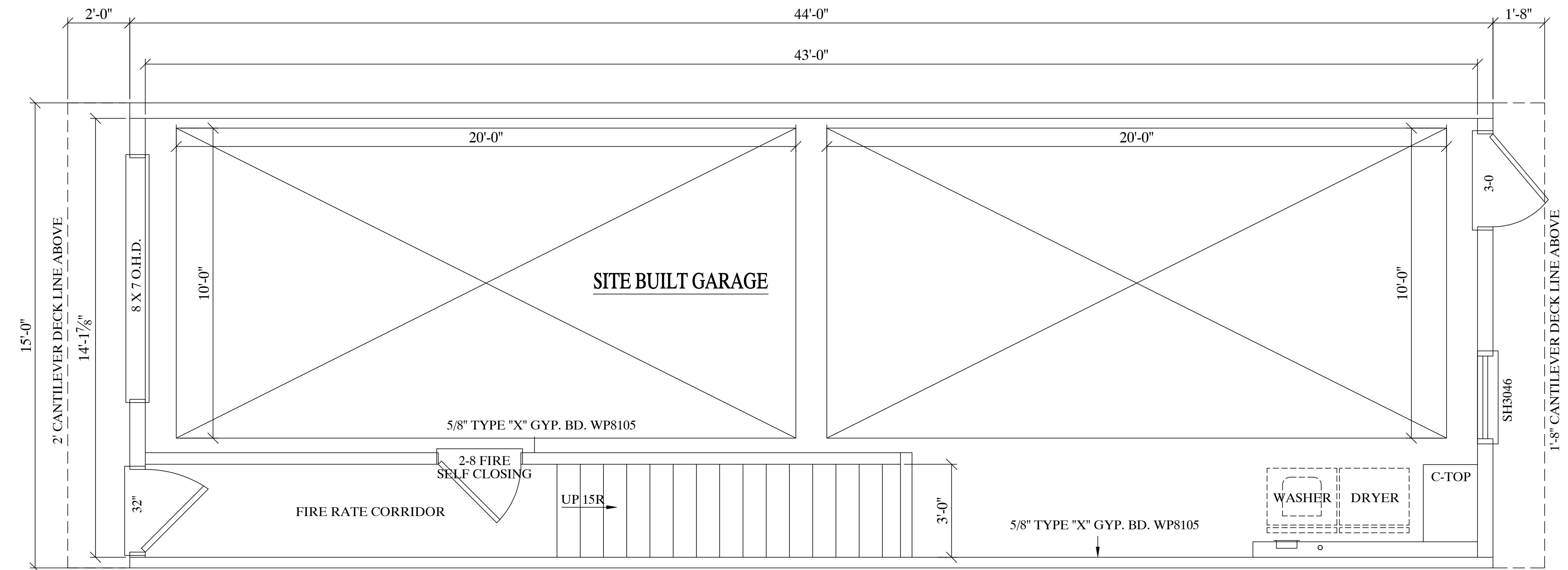
SAN MARCOS FIRE DEPARTMENT	VALLECITOS WATER DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SAN MARCOS	City Drawing No.
By: Jason Nailor, Fire Marshal Date:	By: _____ Date: _____	By: _____ Date: _____ Name: _____ R.C.E.: _____ exp.: _____	No. Description App'd By Date	By: Stephanie Kellar, Principal Civil Engineer R.C.E.: 71461 exp.: 12/31/2023 Date: _____	By: Isaac Etchamendy, City Engineer R.C.E.: 81294 exp.: 9/30/2023 Date: _____	Description: _____ Location: _____ Record From: Record of Survey 23731 Elev.: _____ Datum: NAVD88	GRADING PLANS FOR: 403 MARCOS STREET APN 220-111-10-00	IPXX-XXXX PLANNING PROJECT NO. SDPX-XXXX Sheet 2



 USMODULAR, INC. We build Faster, Better, Greener, and for LESS!		
BUILDERS/DEVELOPERS	140 E. STESON AVE. #301,	
	HEMET, CA 92543	
	951-679-9907	
	888-987-6638	
	Fax: 951-672-0926	
	info@usmodularinc.com	
HOUSER	403 MARCOS ST	
	SAN MARCOS CA	
PROPOSED PROJECT	2 PLEX	
	2' CANTILEVER	
REV. BY DATE		
19 SDD 07/29/22		
20 SDD 12/09/22		
21 SDD 12/17/22		
16 SDD 06/24/22		
17 SDD 07/08/22		
18 SDD 07/15/22		
SITE PLAN SHEET		
DATE		
07/01/21		
SCALE		
1"=10'-0"		
SHEET		
1B		
OF 7 SHEETS		

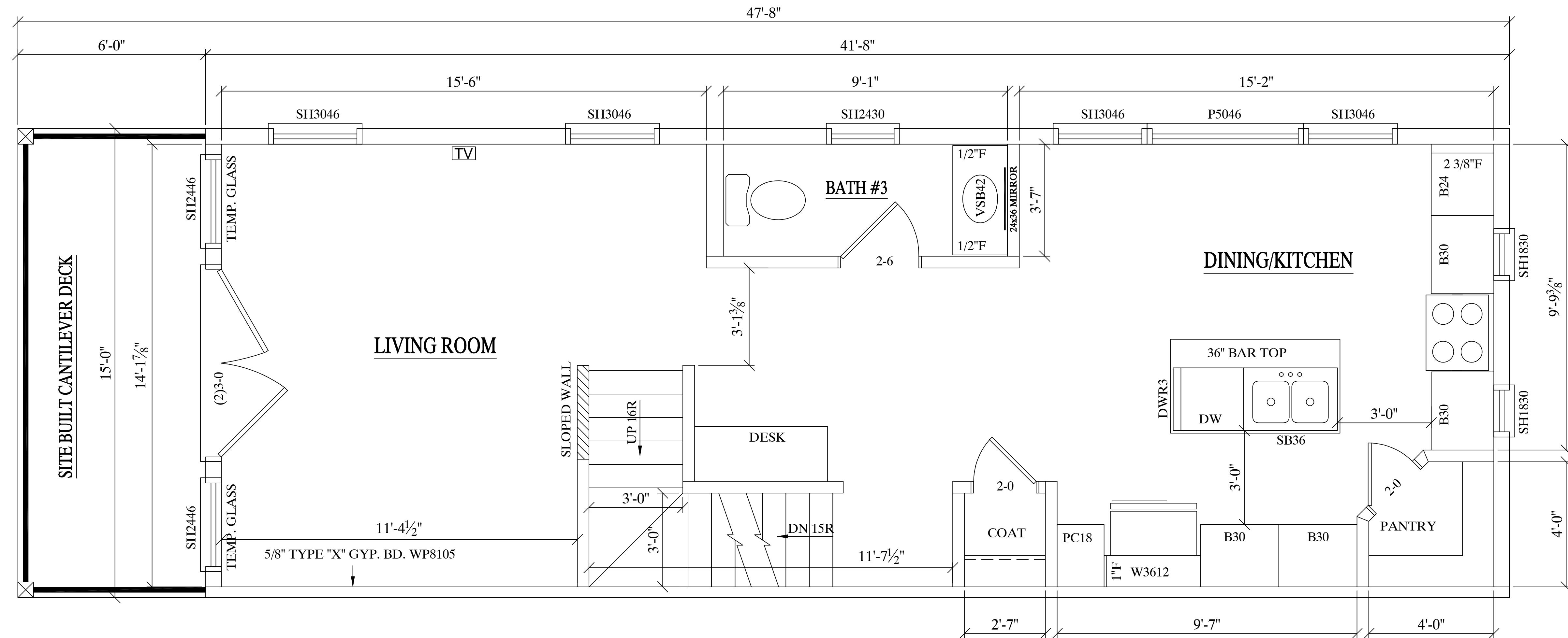
TYPE UNIT

FRONT



1ST FLOOR PLAN

TYPE UNIT

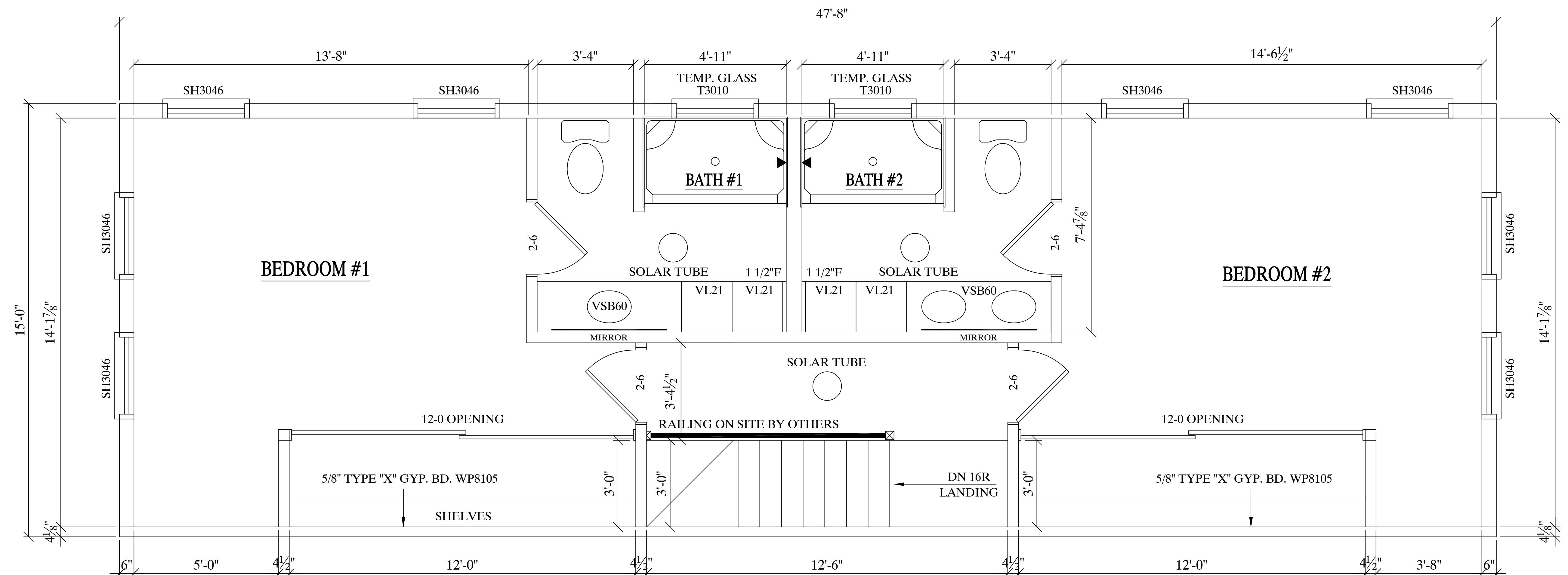


2ND FLOOR PLAN

2ND FLOOR:	625 SQ.FT.
3RD FLOOR:	715 SQ.FT.
LIVABLE:	1,340 SQ.FT.
ON SITE GARAGE	660 SQ.FT.
ON SITE DECK	90 SQ.FT.

PROPOSED PROJECT		
2' PLEX 2' CANTILEVER		
TYPE UNIT 2ND FLOOR PLAN SHEET		
DATE 07/01/21		
SCALE 1/2" = 1'-0"		
SHEET 3 OF 7 SHEETS		

TYPE UNIT

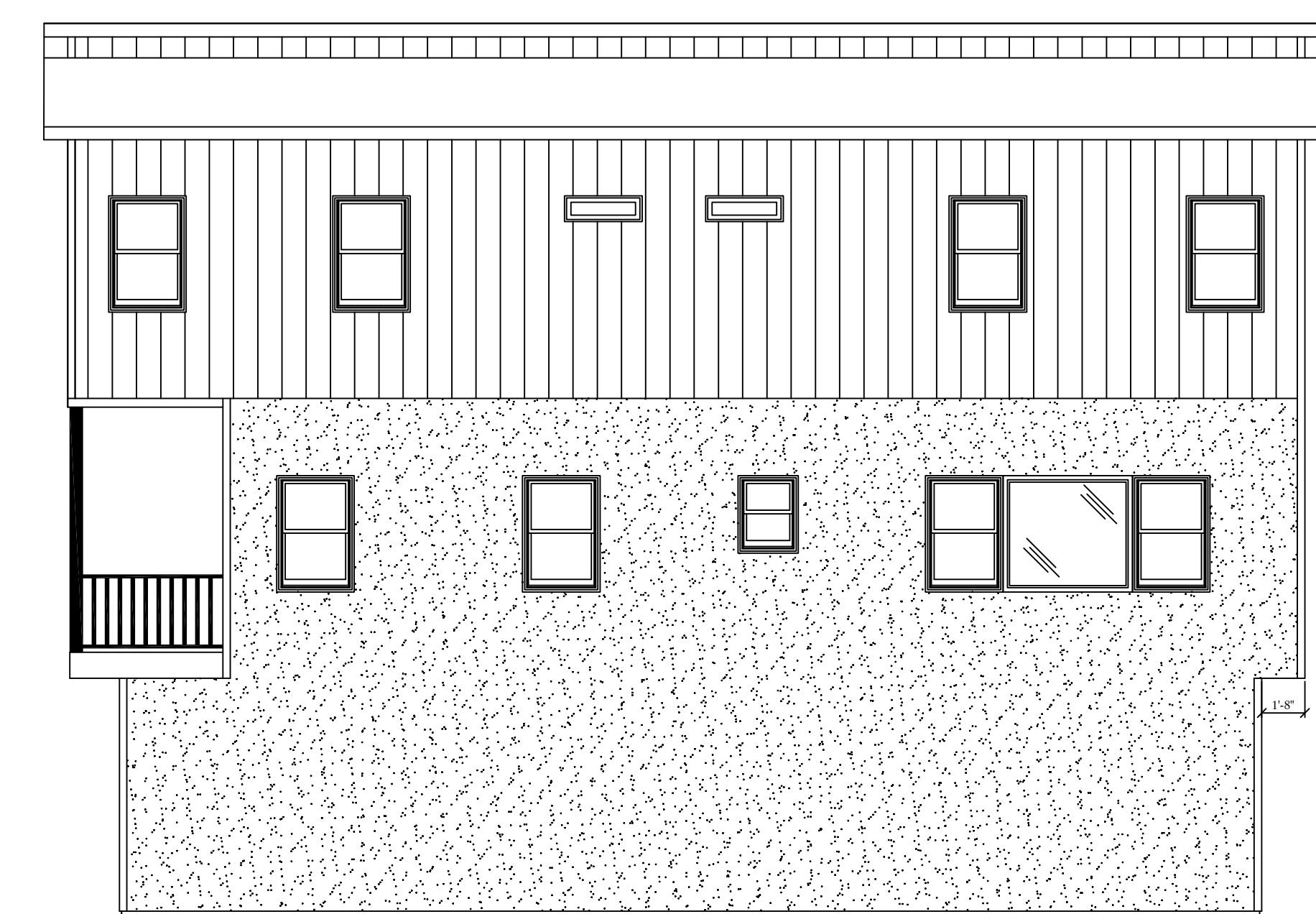
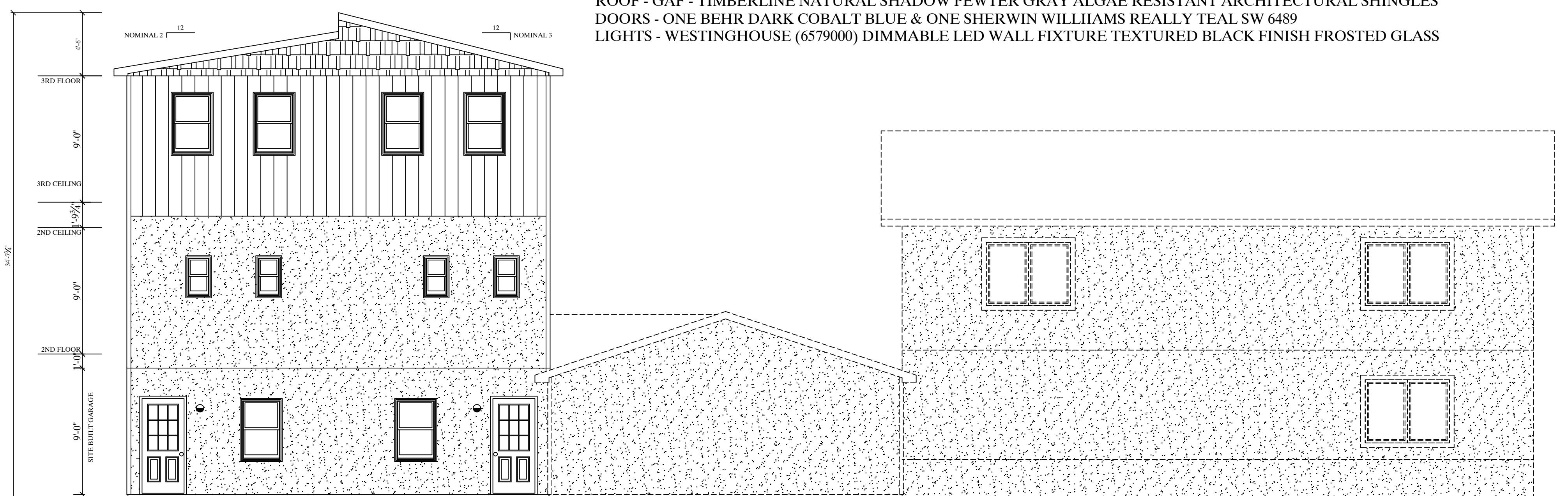
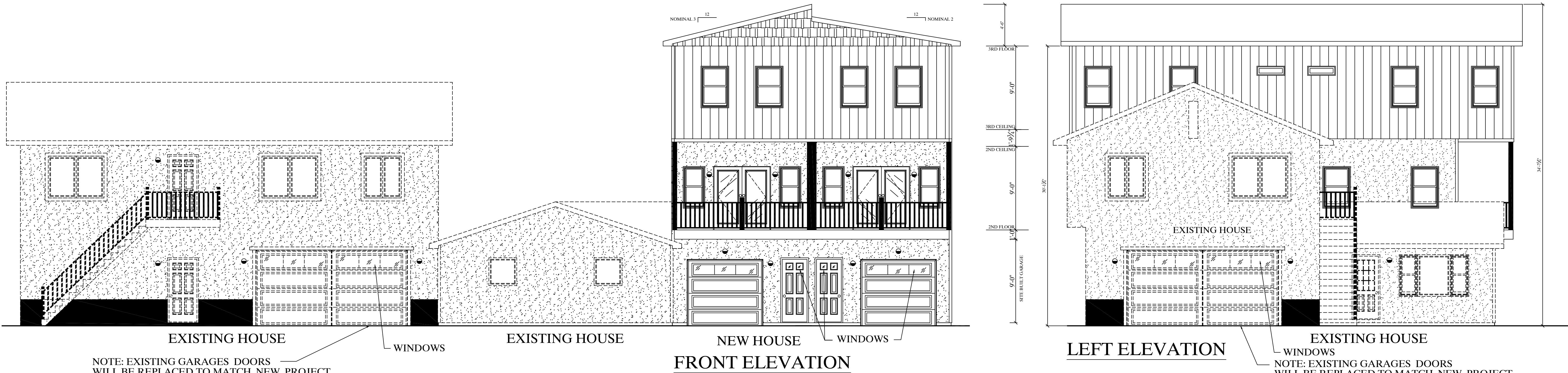


3RD FLOOR PLAN



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888-987-6638
Fax: 951-672-0926
info@usmodularinc.com



REV.	BY	DATE
19	SDO	07/29/22
20	SDO	12/09/22
21	SDO	12/17/22
16	SDO	06/24/22
17	SDO	07/08/22
18	SDO	07/15/22

PROPOSED PROJECT
2 PLEX
2' CANTILEVER

ALL ELEVATIONS SHEET

DATE
07/01/21

SCALE
3/16"=1'-0"

SHEET
5
OF 7 SHEETS

REV.	BY	DATE
19	SDO	07/29/22
20	SDO	12/09/22
21	SDO	12/17/22
16	SDO	06/24/22
17	SDO	07/08/22
18	SDO	07/15/22

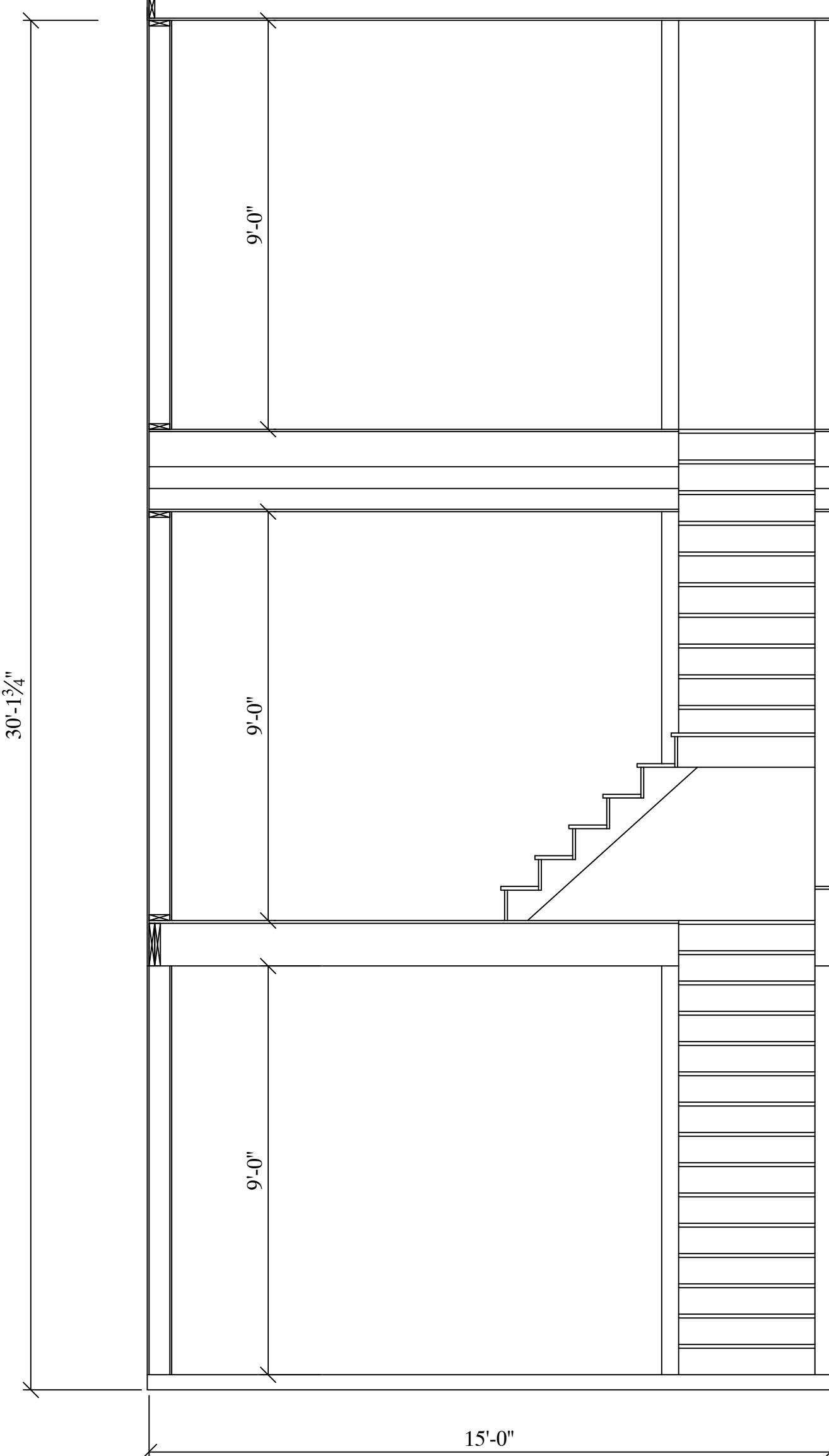
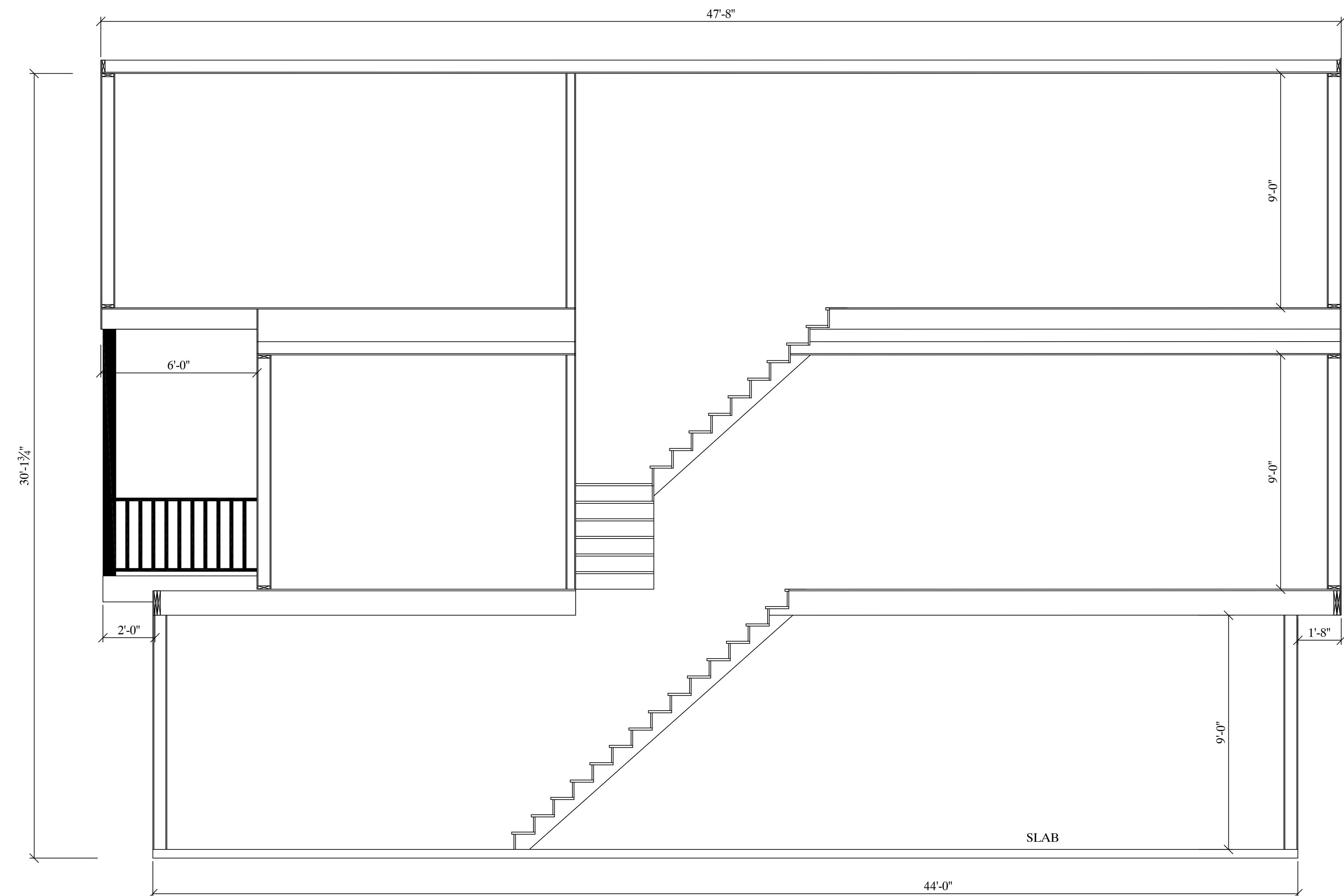
PROPOSED PROJECT		
2 PLEX	2' CANTILEVER	---

SECTION
SHEET

DATE
07/01/21

SCALE
 $3/8"=1'-0"$

SHEET
6
OF 7 SHEETS



2 PLEX BUILDING SECTION



WINDOW SCHEDULE

DOOR SCHEDULE

DOOR JAMB SIZES (1/2" GYP. BD.)

DOOR JAMB SIZES (1/2" O.C.)

DOOR JAMB SIZES (5/8" GYP. BD.)

DOOR JAMB SIZES (5/8" GYP. BD.)

2x4 WALL: 4 9/16'
2x6 WALL: 6 9/16'
2x8 WALL: 8 5/16'

2x4-2x4 MARRIAGE WALL: 9 9/16"
2x4-2x6 MARRIAGE WALL: 11 9/16"
2x6-2x6 MARRIAGE WALL: 17 9/16"

2x4 WALL: 4 13/
2x6 WALL: 6 13/
2x8 WALL: 8 13/

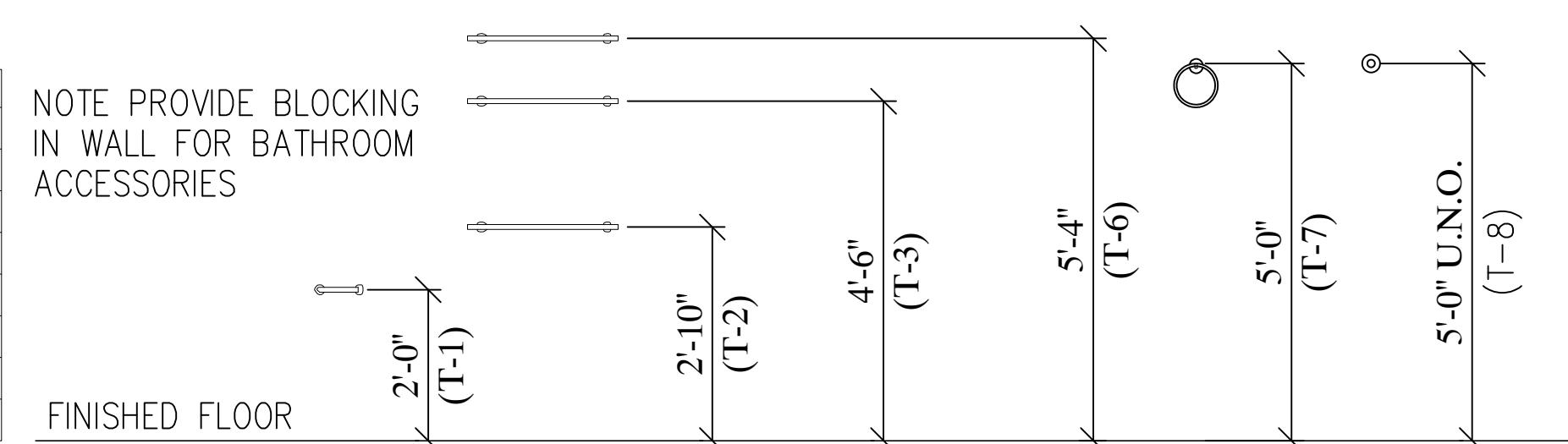
2x4-2x4 MARRIAGE WALL: 9 13/16"
2x4-2x6 MARRIAGE WALL: 11 13/16"
2x6-2x6 MARRIAGE WALL: 17 17/16"

TYPE UNIT

TYPICAL BATHROOM MOUNTING HEIGHTS

TYPE	DESCRIPTION	LOWER	MAIN
T-1	TOILET PAPER HOLDER	1	2
T-2	STACKED TOWEL BAR (BOTTOM)	—	—
T-3	SINGLE TOWEL BAR	1	2
T-4	DOUBLE TOWEL BAR	—	1
T-5	STACKED TOWEL BAR (TOP)	—	—
T-6	TOWEL BAR ABOVE TUB OR TOILET	—	—
T-7	TOWEL RING	1	2
T-8	TOWEL HOOK	—	2

NOTE PROVIDE BLOCKING
IN WALL FOR BATHROOM
ACCESSORIES



SCHEDULES/ STANDARDS SHEET

DATE
07/01/21

SCALE

SHEET
7
OF 7 SHEETS

OWNER
DANIEL AND CHARISSA HOUSER
403 MARCOS STREET
SAN MARCOS, CA 92069

SITE ADDRESS
403 MARCOS STREET
SAN MARCOS, CA 92069

ENGINEER
ALEX R. TORRES, PE
11317 MOUNTAIN VIEW DR
#171
RANCHO CUCAMONGA, CA 91730
T: 909.559.1486



APN
220-111-19-00

SITE ACREAGE
0.33 Ac.

LEGAL DESCRIPTION

ALL THAT PORTION OF LOT 1 OF BLOCK 50 OF RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 21, 1895, WHOSE METES AND BOUNDS ARE DESCRIBED PER DEED RECORDED SEPTEMBER 24, 1970, RECORDS OF SAN DIEGO COUNTY.

LAND USE/ZONING

CURRENT: R-3-10
PROPOSED: R-3-10

PROJECT DESCRIPTION

TWO PROPOSED TWO-BEDROOM APARTMENTS OVER A FOUR-CAR GARAGE.

PROJECT LAND COVER

EXISTING IMPERVIOUS AREA: 8,174.0 SF (0.19 AC)
PROPOSED IMPERVIOUS AND REPLACED IMPERVIOUS AREA: 3,929.4 SF (0.09 AC)
PERCENT IMPERVIOUS CREATED OR REPLACED: 48.1%

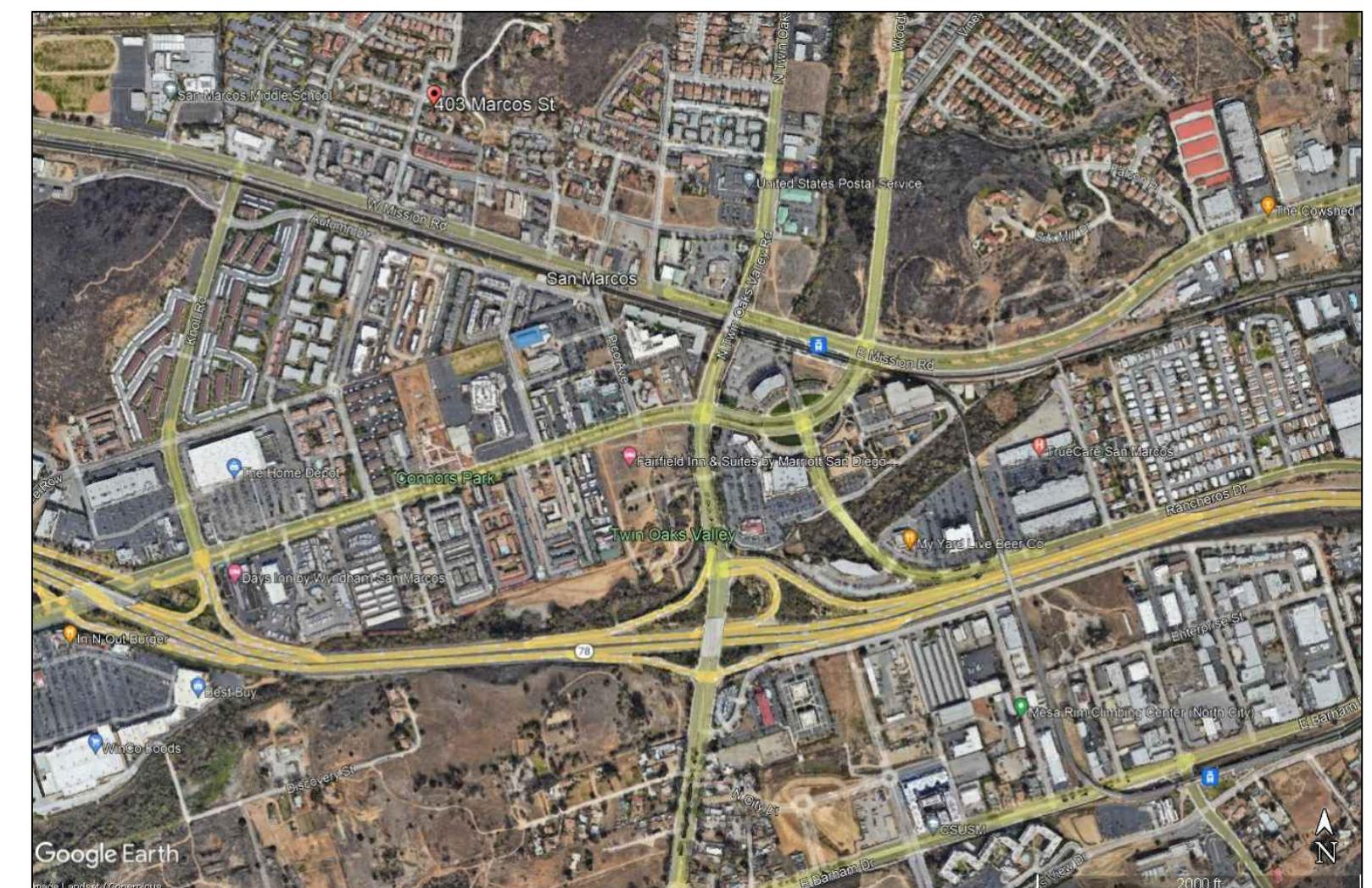
CITY OF SAN MARCOS

SITEPLAN

403 MARCOS STREET

NOTES

1. REMOVE ALL INTERFERING BUILDINGS, CRIB WALLS, RETAINING WALLS, FENCES, CONCRETE WALKWAYS, AND ASPHALT.
2. DEMOLITION/REMOVALS PER DEMOLITION PLAN (FINAL ENGINEERING).
3. STEM WALL DESIGN PER ARCHITECTURAL PLANS.
4. NO PROTECTED VEGETATION EXISTS ON SITE.
5. TRASH BIN NOT REQUIRED PER EDCO. EACH UNIT WILL HAVE SMALL INDIVIDUAL CONTAINER.



PARKING LOT CALCULATION

DWELLING	QTY	REQUIRED PARKING	QTY	PARKING PROVIDED
TWO-BEDROOM UNIT	3	2 SPACES PER UNIT	6	6 SPACES (6 COVERED)
THREE-BEDROOM UNIT	1	2 SPACES PER UNIT	2	2 SPACES (2 COVERED)
		GUEST PARKING	1	1 SPACE (1 UNCOVERED)
		TOTAL SPACES	4	9
			9	9 (8 COVERED)

LIST OF DRAWINGS

SHEET 1 Of 2 SITEPLAN
SHEET 2 Of 2 BMP EXHIBIT/EROSION CONTROL PLAN

UTILITY CONTACTS

WATER AND SEWER
VALLECITOS WATER DISTRICT
201 VALLECITOS DE ORO
SAN MARCOS, CA 92069

GAS AND ELECTRIC
SDG&E
6875 CONSOLIDATED WAY
SAN DIEGO, CA 92121

BUILDING SETBACKS

FRONT: 15 FEET
INTERIOR (SIDES): 10 FEET
REAR: 10 FEET
PARKING: 5 FEET

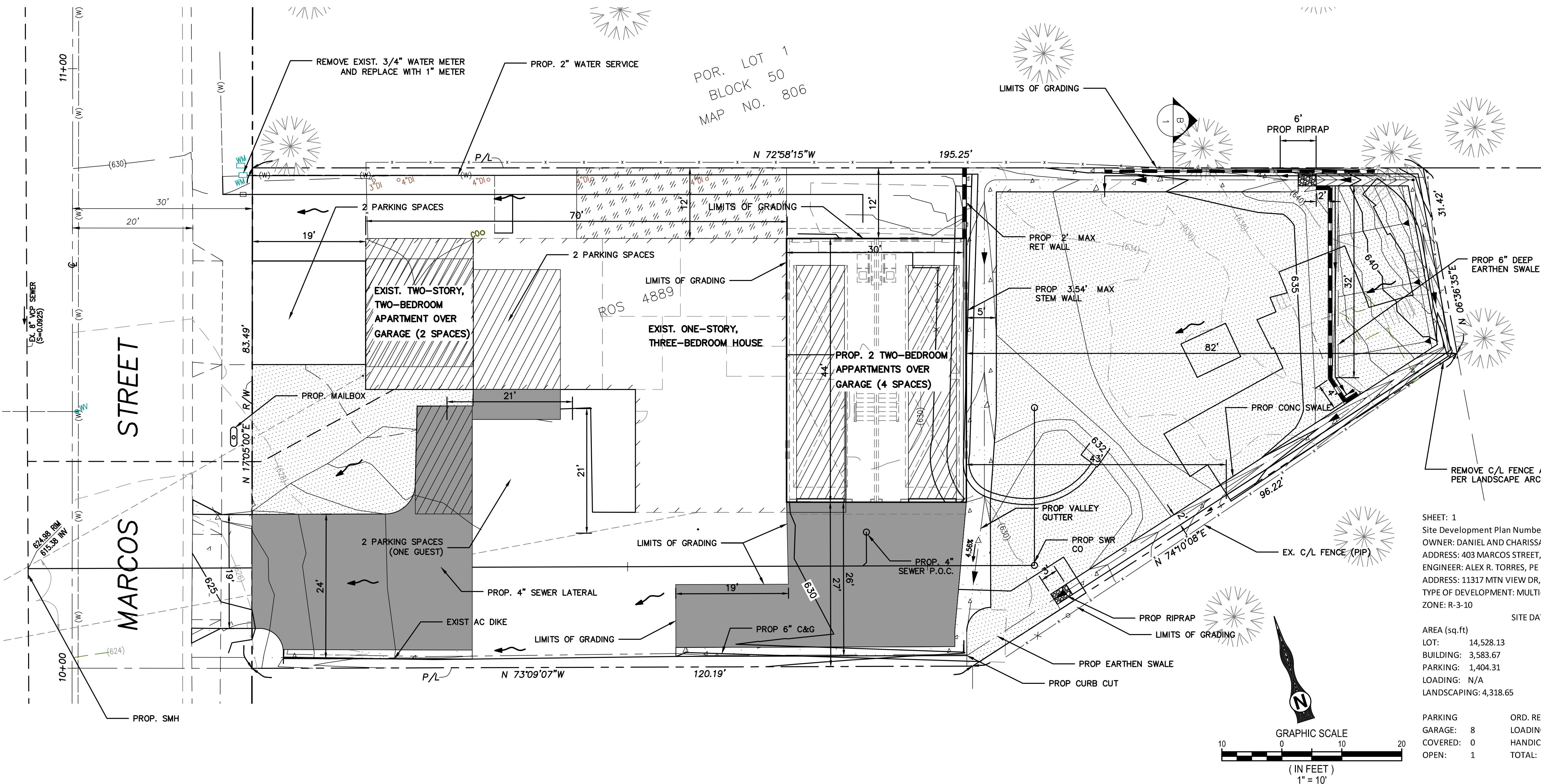
VICINITY MAP

N.T.S.



LEGEND

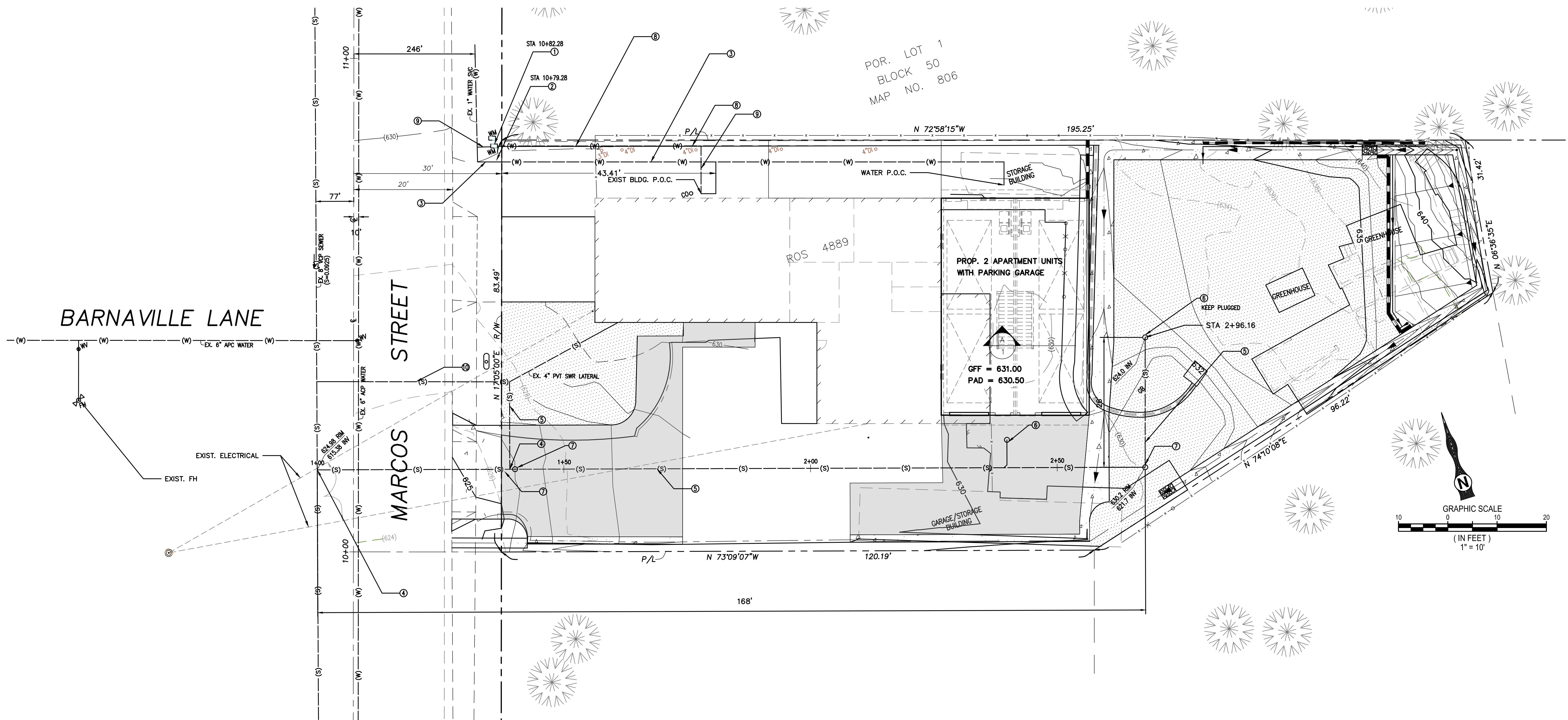
CO	CLEANOUT
C&G	CURB & GUTTER
GFF	GARAGE FINISH FLOOR
FL	FLOW LINE
HP	HIGH POINT
INV	INVERT ELEVATION
P.O.C.	POINT OF CONNECTION
PROPOSED	PROPOSED
PIP	PROTECT IN PLACE
EX	EXISTING
B.S.L.	BUILDING SETBACK LINE
PL	PROPERTY LINE
RW	RIGHT-OF-WAY
SMH	SEWER MANHOLE
SVC	SERVICE
	PROP RETAINING WALL
	CHAIN-LINK FENCE
	PROP GROUND COVER PER LANDSCAPE ARCHITECT PLANS
	PROP CONCRETE
	PROP ASPHALT
	PARKING SPACES
	SURFACE FLOW DIRECTION



SHEET: 1 CITY OF SAN MARCOS
Site Development Plan Number: MFS22-0003
OWNER: DANIEL AND CHARISSA HOUSER
ADDRESS: 403 MARCOS STREET, SAN MARCOS, CA 92069
PHONE: (213)253-8387
ENGINEER: ALEX R. TORRES, PE
ADDRESS: 11317 MTN VIEW DR, RANCHO CUCAMONGA, CA 91730
PHONE: (909)559-1486
LOCATION:
TYPE OF DEVELOPMENT: MULTI-FAMILY SITE DEVELOPMENT PLAN
ZONE: R-3-10
SITE DATA
ASSESSOR'S PARCEL NUMBER: 220-111-19-00
DWELLING UNITS OPEN SPACE DATA
AREA (sq.ft) COVERAGE % STUDIO 0 COMMON PRIVATE
LOT: 14,528.13 100% 1 BDRM 0
BUILDING: 3,583.67 24.67% 2 BDRM 3 145 SF
PARKING: 1,404.31 9.67% 3 BDRM 1 250 SF
LOADING: N/A N/A
LANDSCAPING: 4,318.65 29.73%
TOTAL UNITS 4 3,144 SF
DRIVEWAY (SIZE AND SLOPE)
PARKING GARAGE: 8 0
GARAGE: 8 0
COVERED: 0
LOADING: 0
OPEN: 1
HANDICAP: 0
TOTAL: 9
ORD. REG.
ONE WAY
TWO WAY
LEFT SIDE: 10 FT
RIGHT SIDE: 10 FT
SLOPE
GRAPHIC SCALE
(IN FEET)
1' = 10'

SAN MARCOS FIRE DEPARTMENT	VALLECITOS WATER DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SAN MARCOS	City Drawing No.
By: Jason Nailon, Fire Marshal Date: _____	By: _____ Date: _____	By: _____ Date: _____ Name: _____ R.C.E.: _____ exp: _____	No. Description App'd By Date By: Stephanie Kellar, Principal Civil Engineer R.C.E.: 71461 exp.: 12/31/2021 Date: _____	By: _____ By: Isaac Etchomendy, City Engineer R.C.E.: B1294 exp.: 9/30/2021 Date: _____	Description: BENCHMARK NO. 72 Location: NW curb return at Int. of Borden Rd. and Bell Esprit Cir. Record From: Record of Survey 18503 Elev.: 727.719 ft. Datum: NAVD88			IPXX-XXXX PLANNING PROJECT NO. SDPXX-XXXX Sheet 1 OF 2

CITY OF SAN MARCOS
SEWER AND WATER PLAN
403 MARCOS STREET



SAN MARCOS FIRE DEPARTMENT	VALLECITOS WATER DISTRICT	ENGINEER OF WORK	CITY APPROVED CHANGES	RECOMMENDED FOR APPROVAL	APPROVED FOR CONSTRUCTION	BENCH MARK	CITY OF SAN MARCOS	City Drawing No.
By: Jason Nailon, Fire Marshal Date:	By: _____ Date: _____	By: _____ Name: _____ R.C.E.: _____ exp: _____	No. Description App'd By Date	By: Stephanie Kellar, Principal Civil Engineer R.C.E.: 71461 exp.: 12/31/2021 Date: _____	By: Isaac Etchamendy, City Engineer R.C.E.: 81294 exp.: 9/30/2021 Date: _____	Description: BENCHMARK NO. 72 Location: NW curb return at Int. of Borden Rd. and Bell Esprit Cir. Record From: Record of Survey 18503 Elev.: 727.719 ft. Datum: NAVD88	HOUSER RESIDENCE	IPXX-XXXX PLANNING PROJECT NO. SDPX-XXXX Sheet 2 OF 3



THE
LIGHTFOOT
PLANNING
GROUP

PLANNING
SITE DESIGN
LANDSCAPE
ARCHITECTURE

5800 PASTEUR COURT SUITE 110
CARLSBAD, CA 92008
(760) 692-1924

LIGHTFOOT@LIGHTFOOTPG.COM



TOWNHOMES
403 MARCOS STREET
SAN MARCOS, CALIFORNIA

Scale: 1" = 10'
Date: 3/16/22
Drawn By: KC
Revisions:

4/4/22
12/21/22

**LANDSCAPE
CONCEPT
PLAN**

Job # 1667.01

L-1

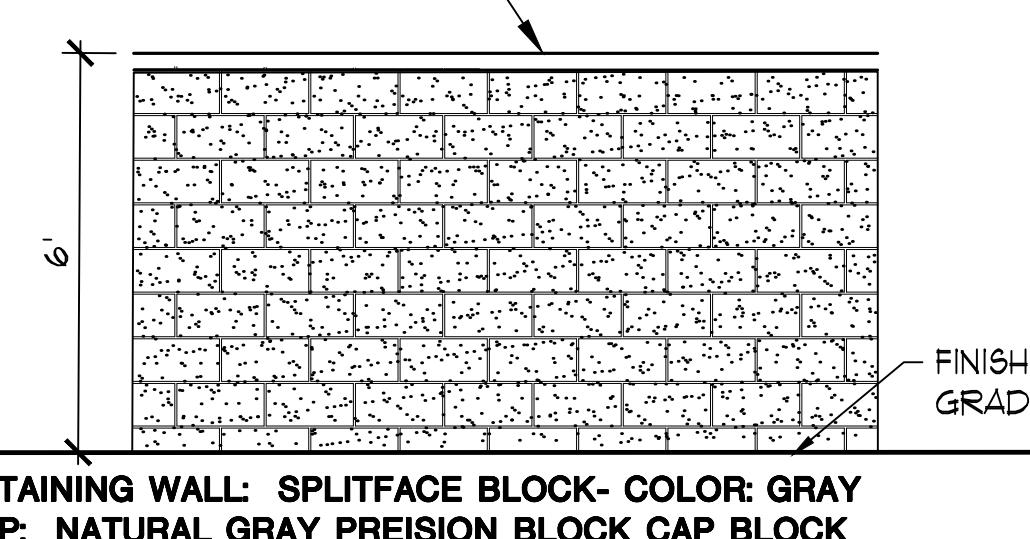
2

RETAINING WALL FINISH

ALL RETAINING WALL HEIGHTS, CONSTRUCTION AND LOCATIONS ARE PER CIVIL PLANS. LANDSCAPE PLANS REFER TO COLOR AND FINISH ONLY. WALL FINISH: GRAY SPLITFACE BLOCK WITH GRAY PRECISION BLOCK CAP. SEE LANDSCAPE CONCEPT PLAN FOR REFERENCE LOCATIONS.

PLAN SYMBOL

40' MAX. HEIGHT RETAINING WITH PRECISION BLOCK CAP
SEE SHEET L-1 FOR REFERENCE LOCATION. SEE CIVIL PLAN FOR WALL DETAILS



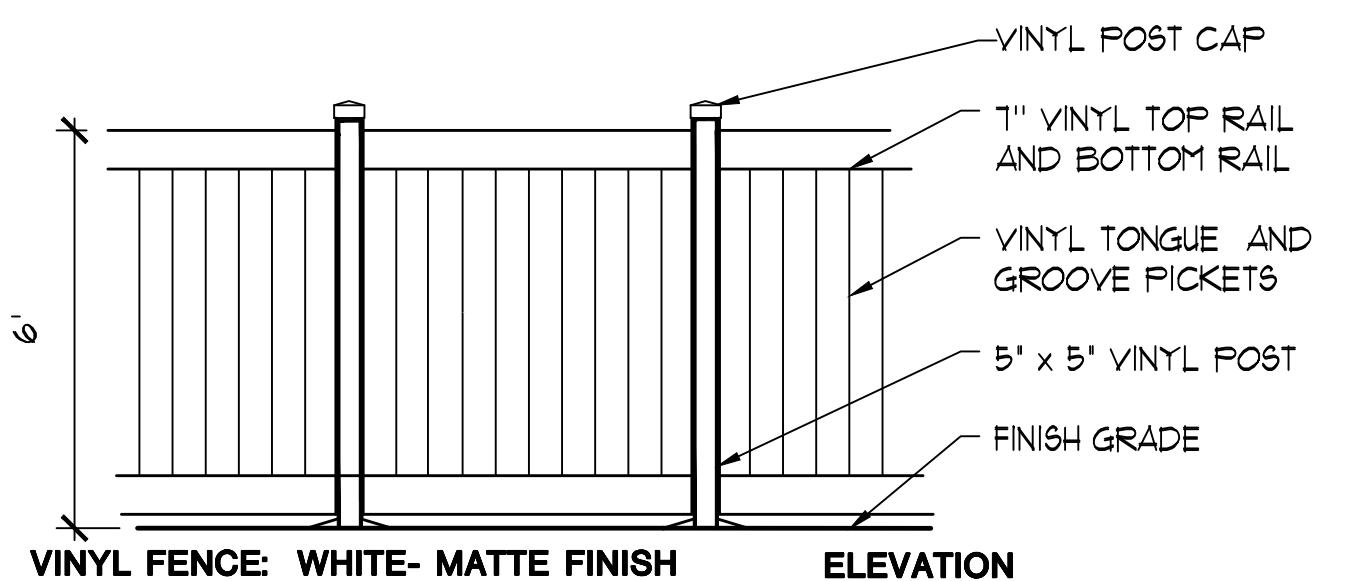
RETAINING WALL: SPLITFACE BLOCK- COLOR: GRAY
CAP: NATURAL GRAY PRECISION BLOCK CAP BLOCK

CONCEPTUAL SIDE YARD VINYL FENCE

CHAIN LINK FENCING WILL BE REMOVED AND REPLACED WITH VINYL FENCING WHERE NOTED ON PLANS, COLOR: WHITE. FINAL COLOR TO BE DETERMINED DURING CONSTRUCTION PHASE WHEN BUILDING COLOR IS ESTABLISHED.

PLAN SYMBOL

40' MAX. HEIGHT RETAINING WITH PRECISION BLOCK CAP
SEE SHEET L-1 FOR REFERENCE LOCATION. SEE CIVIL PLAN FOR WALL DETAILS

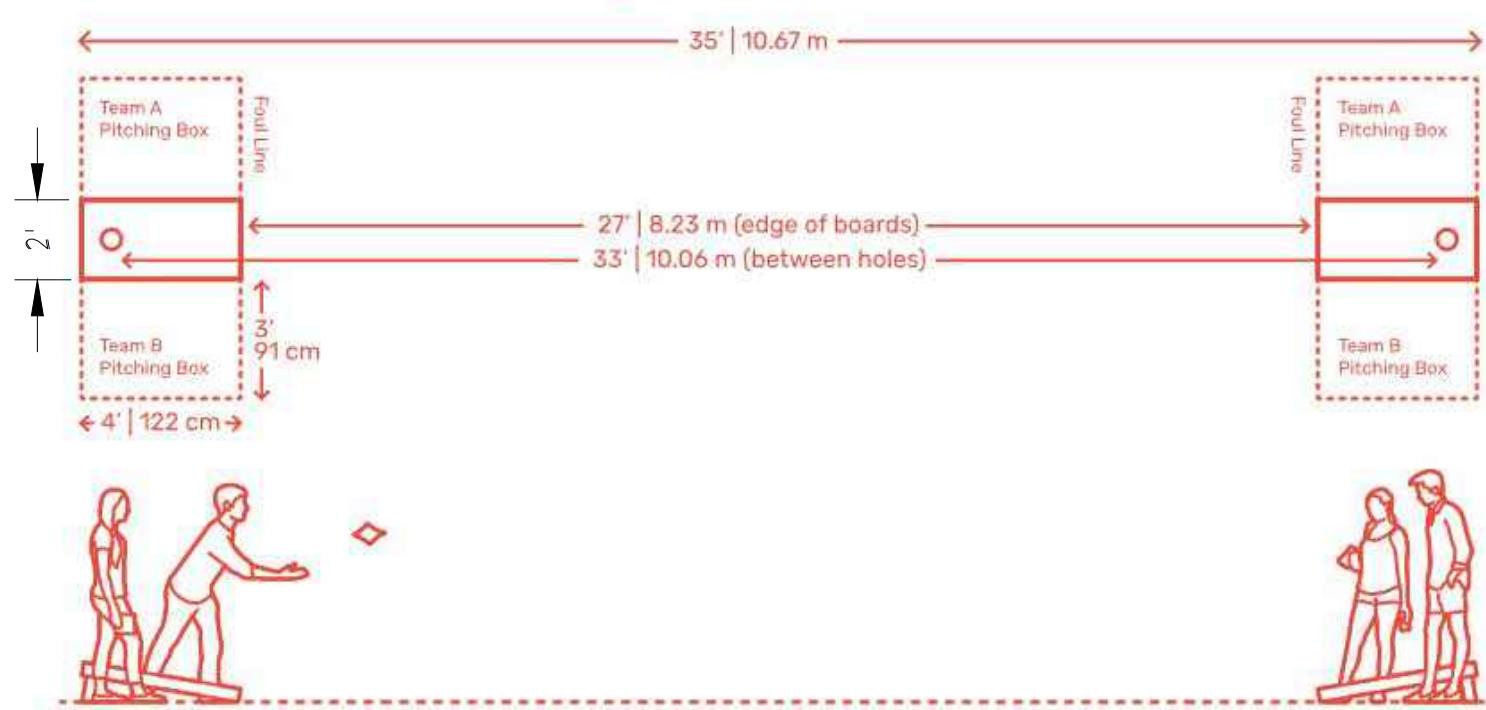


VINYL FENCE: WHITE- MATTE FINISH
ELEVATION

COMMON OPEN SPACE ACTIVITY - CORNHOLE

REGULATION CORNHOLE PIT WILL BE DIMENSIONED AS NOTED BELOW. ELEMENTS WILL INCLUDE CORNHOLE BOARD PLATFORM AND REGULATION SIZE BEAN BAGS.

Cornhole Distance - Regulation



Cornhole courts are most commonly placed on lawn surfaces with the two cornhole boards (platforms) placed 27' (8.23 m) apart. Pitching boxes are located on both sides of the boards and designate the zones for players to throw from. At the front edge of the boards and pitching boxes is the foul line which players cannot pass when throwing their bean bags.

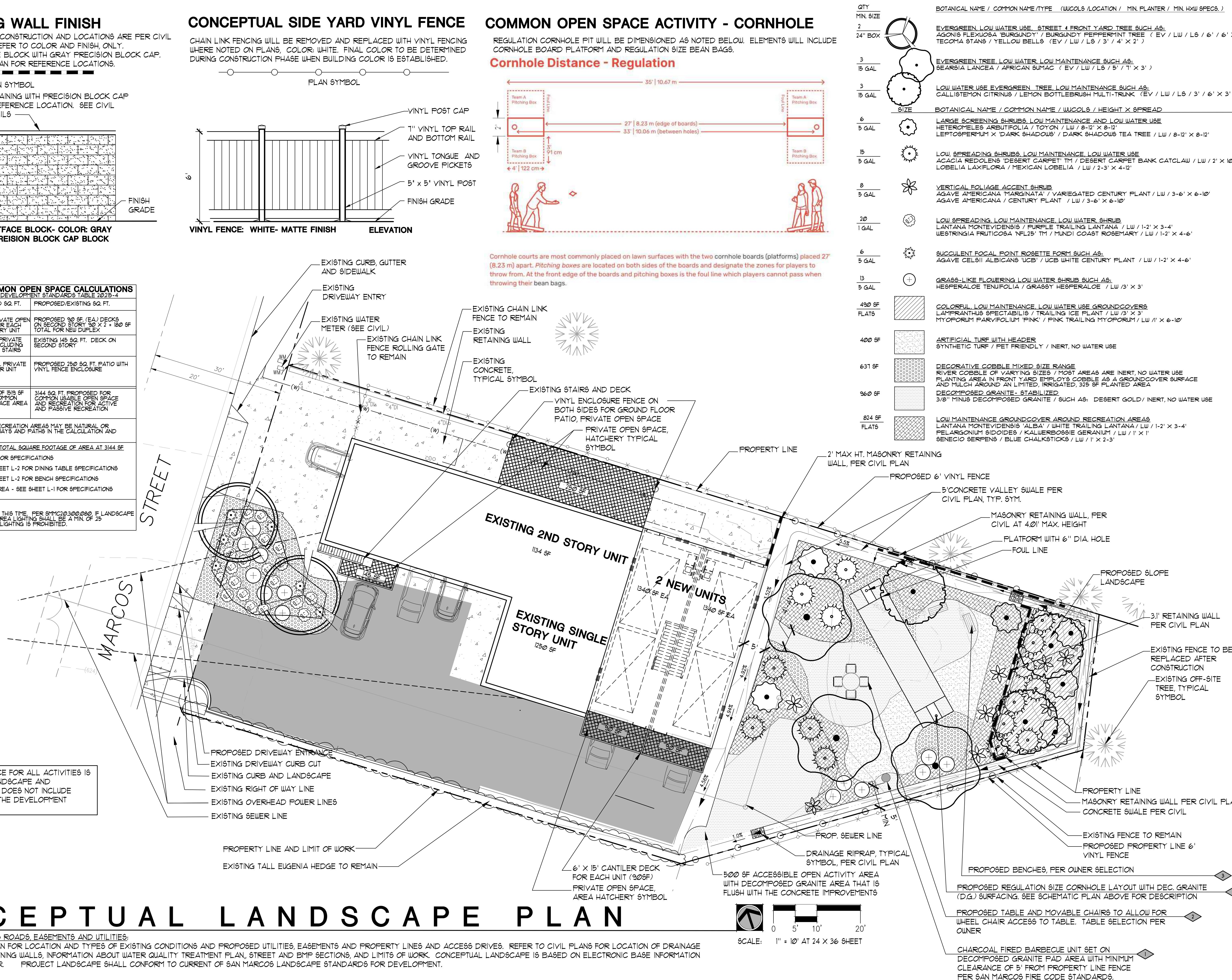
OUTDOOR PRIVATE & COMMON OPEN SPACE CALCULATIONS PER R-3 AND ATTACHED RESIDENTIAL DEVELOPMENT STANDARDS TABLE 20215-4		
AREA	REQUIRED SQ. FT.	PROPOSED/EXISTING SQ. FT.
NEW DUPLEX WITH 2ND STORY CANTILEVER DECKS (1 DECK 90' SF EA UNIT)	50' SF PRIVATE OPEN SPACE PER EACH NEW 2 STORY UNIT	PROPOSED 90' SF (EA) DECKS ON SECOND STORY 90' X 12' = 1080 SF TOTAL FOR NEW DUPLEX
EXISTING 2-STORY UNIT WITH EXISTING CANTILEVER DECK	50' SF OF PRIVATE SPACE EXCLUDING WALK AND STAIRS	EXISTING 15' SF DECK ON SECOND STORY
EXISTING ONE STORY HOME WITH EXISTING CANTILEVER DECK, PRIVATE GROUND FLOOR PATIO	250' SF PRIVATE SPACE PER UNIT	PROPOSED 250' SF PATIO WITH VINYL FENCE ENCLOSURE
* COMMON OUTDOOR OPEN SPACE AREA 30% OF LIVABLE FLOOR SPACE AREA OF ALL UNITS	MINIMUM OF 1518 SF TOTAL MONITOR OPEN SPACE AND RECREATION AREA FOR ACTIVE AND PASSIVE RECREATION	3144 SF PROPOSED FOR ACTIVE AND PASSIVE RECREATION
* COMMON OUTDOOR OPEN SPACE OR RECREATION AREA AS MAY BE NATURAL OR IMPROVED AND SHALL EXCLUDE WALKWAYS AND PATHS IN THE CALCULATION AND AREAS GREATER THAN 10% SLOPE		
COMMON OPEN SPACE AMENITIES: WITH TOTAL SQUARE FOOTAGE OF AREA AT 3144 SF		
◆ BARBECUE UNIT - SEE SHEET L-2 FOR SPECIFICATIONS		
◆ OUTDOOR EATING AREA - SEE SHEET L-2 FOR DINING TABLE SPECIFICATIONS		
◆ PASSIVE SEATING AREA - SEE SHEET L-2 FOR BENCH SPECIFICATIONS		
◆ CORNHOLE GAME RECREATION AREA - SEE SHEET L-1 FOR SPECIFICATIONS		
OUTDOOR LIGHTING:		
NO OUTDOOR LIGHTING IS PROPOSED AT THIS TIME. PES 8000K 30000000 IF LANDSCAPE DESIGNER THAT PROPOSED AREA LIGHTING SHALL MEET A MIN OF 25 FOOTCANDLES OF ILLUMINATION. FLOOD LIGHTING IS PROHIBITED.		

TOTAL COMMON OPEN SPACE FOR ALL ACTIVITIES IS 3144 SF OF BACK YARD LANDSCAPE AND RECREATIONAL AREA THAT DOES NOT INCLUDE SLOPED LANDSCAPE PER THE DEVELOPMENT STANDARDS TABLE 20215

CONCEPTUAL LANDSCAPE PLAN

EXISTING CONDITIONS, ACCESS ROADS, EASEMENTS AND UTILITIES: REFER TO CIVIL GRADING PLAN FOR LOCATION AND TYPES OF EXISTING CONDITIONS AND PROPOSED UTILITIES, EASEMENTS AND PROPERTY LINES AND ACCESS DRIVES. REFER TO CIVIL PLANS FOR LOCATION OF DRAINAGE SWALES, BROW DITCHES, RETAINING WALLS, INFORMATION ABOUT WATER QUALITY TREATMENT PLAN, STREET AND BMP SECTIONS, AND LIMITS OF WORK. CONCEPTUAL LANDSCAPE IS BASED ON ELECTRONIC BASE INFORMATION PROVIDED BY CIVIL ENGINEER. PROJECT LANDSCAPE SHALL CONFORM TO CURRENT OF SAN MARCOS LANDSCAPE STANDARDS FOR DEVELOPMENT.

QTY
MIN. SIZE
2 24" BOX
3 15 GALLON
3 15 GALLON
6 5 GALLON
15 5 GALLON
8 5 GALLON
20 1 GALLON
6 5 GALLON
13 5 GALLON
430 SF FLATS
400 SF FLATS
637 SF FLATS
960 SF FLATS
824 SF FLATS
BOTANICAL NAME / COMMON NAME / TYPE / WUCOLS / LOCATION / MIN. PLANTER / MIN. HXW SPEC'S.
EVERGREEN, LOW WATER USE, STREET / FRONT YARD TREE SUCH AS: AGONIS FLEXUOSA BURGUNDY / BURGUNDY PEPPERMINT TREE (EV / LW / LS / 6' / 6' X 3')
TECOMA STANS / YELLOW BELLS (EV / LW / LS / 3' / 4' X 2')
EVERGREEN TREE, LOW WATER, LOW MAINTENANCE SUCH AS: BAEARIA LANCEA / AFRICAN SUMAC (EV / LW / LS / 5' / 7' X 3')
LOW WATER USE EVERGREEN TREE, LOW MAINTENANCE SUCH AS: CULTIVATED CITRUS / LEMON BOTTLEBRUSH MULTI-TRUNK (EV / LW / LS / 3' / 6' X 3')
LEPTOSPERMUM X 'DARK SHADOWS' / DARK SHADOWS TEA TREE / LW / 8-12' X 8-12'
LOW SPREADING SHRUBS, LOW MAINTENANCE, LOW WATER USE ACACIA REDOLENS 'DESERT CARPET' TM / DESERT CARPET BANK CATCLAW / LW / 2' X 10-12' LOBELIA LAXIFLORA / MEXICAN LOBELIA / LW / 2-3' X 4-12'
VERTICAL FOLIAGE ACCENT SHRUB AGAVE AMERICANA 'MARGINATA' / VARIEGATED CENTURY PLANT / LW / 3-6' X 6-10' AGAVE AMERICANA / CENTURY PLANT / LW / 3-6' X 6-10'
LOW SPREADING, LOW MAINTENANCE, LOW WATER SHRUB LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA / LW / 1-2' X 3-4' WESTRINGIA FRUTICOSA NFLB-1 TM / MUNDI COAST ROSEMARY / LW / 1-2' X 4-6'
SUCULENT FOCAL POINT ROSETTE FORM SUCH AS: AGAVE CELSII ALBICANS UCB / UCB WHITE CENTURY PLANT / LW / 1-2' X 4-6'
GRASS-LIKE FLOWERING LOW WATER SHRUB SUCH AS: HESPERALOE TENUIFOLIA / GRASSY HESPERALOE / LW / 3' X 3'
COLORFUL, LOW MAINTENANCE, LOW WATER USE GROUNDCOVERS LAMPRANTHUS SPECTABILIS / TRAILING ICE PLANT / LW / 3' X 3' MYOPORUM PARVIFOLIUM 'PINK' / PINK TRAILING MYOPORUM / LW / 1' X 6-10'
ARTIFICIAL TURF WITH HEADER SYNTHETIC TURF / PET FRIENDLY / INERT, NO WATER USE
DECORATIVE COBBLE MIXED SIZE RANGE RIVER COBBLE OF VARYING SIZES / MOST AREAS ARE INERT, NO WATER USE PLANTING AREA IN FRONT YARD EMPLOYS COBBLE AS A GROUNDCOVER SURFACE AND MULCH AROUND AN LIMITED, IRRIGATED, 325 SF PLANTED AREA
3/8" MINUS DECOMPOSED GRANITE / SUCH AS: DESERT GOLD / INERT, NO WATER USE
LOW MAINTENANCE GROUNDCOVER AROUND RECREATION AREAS LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA / LW / 1-2' X 3-4' FELARGONIUM SIDOIDES / KALWERBOSSE GERANIUM / LW / 1' X 1' SENECIO SERPENS / BLUE CHALKSTICKS / LW / 1' X 2-3'



RESOLUTION NO. PC 23-5041

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS APPROVING A VARIANCE TO ALLOW TANDEM PARKING TO BE PROVIDED IN THE R-3-10 ZONE IN A QUANTITY THAT EXCEEDS 10% OF THE REQUIRED PARKING FOR A PROPOSED 2-UNIT ADDITION TO AN EXISTING TWO (2) UNIT DEVELOPMENT IN THE MULTIFAMILY RESIDENTIAL (R-3-10) ZONE

V 23-0001

Daniel and Charissa Houser

WHEREAS, on January 25, 2023, the City received an application from Daniel and Charissa Houser requesting a Variance to allow tandem parking to be provided for a quantity that exceeds 10% of the required parking for a proposed 2-unit addition to an existing 2 (two) unit residential development on a 0.33-acre site located at 403 Marcos Street in the Multifamily Residential (R-3-10) Zone in the Richland Neighborhood more particularly described as:

The land referred to herein is situated in the County of San Diego, state of California, and is described as follows:

That portion of lot 1, block 50 of Rancho Los Vallecitos de San Marcos, in the City of San Marcos, County of San Diego, State of California, according to map thereof no. 806, filed in the Office of the County Recorder of San Diego County, December 21, 1895, described as follows:

Beginning at the southeasterly corner of said lot 1; thence north 72°19' west along the southerly line of said lot 1, a distance of 330.00 feet; thence leaving said line, north 17°41' east, 648.50 feet to the true point of beginning; thence continuing north 17°41' east 83.50 feet; thence south 72°19' east 195.51 feet to a point in the easterly line of said lot; thence south 7°16'20" west along said lot line 31.41 feet to a line which bears north 74°35' east from a point which bears south 72° 19' east 120.50 feet from the true point of beginning; thence south 74°35' west 96.30 feet to said point and north 72°19' west 120.50 feet to the true point of beginning.

Assessor's Parcel Number(s): 220-111-19-00; and

WHEREAS, the Conditional Use Permit is being requested in conjunction with a Multifamily Site Development Plan (MFS 22-0003 / Resolution No. PC 23-5040) for the development of a two (2) unit addition to an existing 2-unit residential development on a 0.33-acre parcel; and

WHEREAS, the Development Services Department did study said request, and recommends approval of said request; and

WHEREAS, on May 15, 2023, the Planning Commission held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the Planning Commission did review and consider a Categorical Exemption (EX 23-046) pursuant to the California Environmental Quality Act (CEQA) Section 15303, Class 3 (New Construction) and Section 15332, Class 32 (In-Fill Development Projects).

NOW, THEREFORE, the Planning Commission does hereby resolve as follows:

- A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Resolution.
- B. The Planning Commission hereby approves this Variance, as shown on Exhibit A attached hereto and incorporated by reference and made a part of this Resolution as though fully set forth herein.
- C. This Variance is approved in conjunction with the submitted MFS 22-0003 and all conditions of approval specified in Resolution No. PC 23-5040, respectively, which documents are incorporated herein by this reference and made a part of this Resolution with the same force and effect as though fully set forth herein.
- D. The Planning Commission's decision is based on the following findings and determinations:
 1. There are exceptional and extraordinary circumstances or conditions applicable to the property or the intended use of the property that do not apply generally to the property or class of use in the same vicinity and Zone, in that the project site is already developed with structures; to accommodate side-by-side parking, the proposed garages would need to be reconfigured for entry from the rear, thereby lengthening the driveway and increasing the grading quantity and paved surface area. .
 2. The granting of the Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and Zone, and denied to the property for which the Variance is sought, in that allowing the use of tandem parking onsite will provide the required amount of parking while minimizing the quantity of grading and paved surface area. Limiting grading and paved surface area will increase the amount of landscaping, allow a larger common open space area, and improve overall water quality by reducing the potential for stormwater runoff.
 3. The granting of the Variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and

Zone in which the property is located, in that the tandem parking provided by the project will reduce the quantity of grading and paved surface area, will exceed the minimum size dimensions established in the Off-Street Parking Ordinance (i.e. 14 by 43 feet is provided and 9 feet by 34 is required), and will maximize the number of parking spaces provided onsite, reducing the potential use of on-street parking, which public comments received for the project indicate is a problem in the vicinity of the project site.

4. The granting of the Variance will not adversely affect the implementation of the General Plan for the Richmar Neighborhood, in that allowing use of tandem parking in the R-3-10 zone, in excess of 10%, allows the proposed project to provide the required quantity of parking identified for multifamily development in the Off-Street Parking Ordinance. Additionally, the use of tandem parking at the site minimizes the quantity of onsite grading and reduces the paved surface area of the drive to allow additional landscaping, in conformance with General Plan Policy LU-2.7: Promote the installation of trees to reduce the urban heat-island effect and green infrastructure to reduce storm water runoff.
5. The granting of the Variance will not adversely affect any master or precise plan adopted pursuant to law, in that the use of tandem parking in the R-3-10 zone, in excess of 10%, allows the proposed project to provide the required quantity of parking identified for multifamily development in the Off-Street Parking Ordinance (SMMC Chapter 20.340).
6. Compliance with the conditions of approval specified in Resolution No. PC 23-5040 for MFS 22-0003 assures that the granting of the Variance does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and Zone in which the property is located, in that the use of tandem parking in the R-3-10 zone, in excess of 10%, allows the proposed project to provide the required quantity of parking identified for multifamily development in the Off-Street Parking Ordinance.
7. All requirements of CEQA have been met, in that the project will add no more than 2 units to an existing 2-unit multifamily residential development on an existing legal lot in an urbanized area (Class 3). Additionally, the project is an infill development consistent with the existing General Plan land use and zoning designation; occurs within city limits on a parcel less than 5 acres substantially surrounded by urban uses; the project site is highly disturbed and has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services (Class 32).

E. This Multi-Family Site Development Plan is Categorically Exempt (EX23-046) from environmental review pursuant to CEQA Section 15303, Class 3 (New Construction) and Section 15332, Class 32 (In-Fill Development Projects).

- F. The applicant/developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, and all City ordinances, resolutions, policies and procedures, and with all applicable state and federal regulations, as may be amended from time to time, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.
- G. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, equipment needed, and the hiring of local residents to stimulate the San Marcos economy to the greatest extent possible.
- H. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos, its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. The applicant/developer further agrees that such indemnification and hold harmless shall include all defense related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 15th day of May, 2023, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Christopher Carroll, Chairman

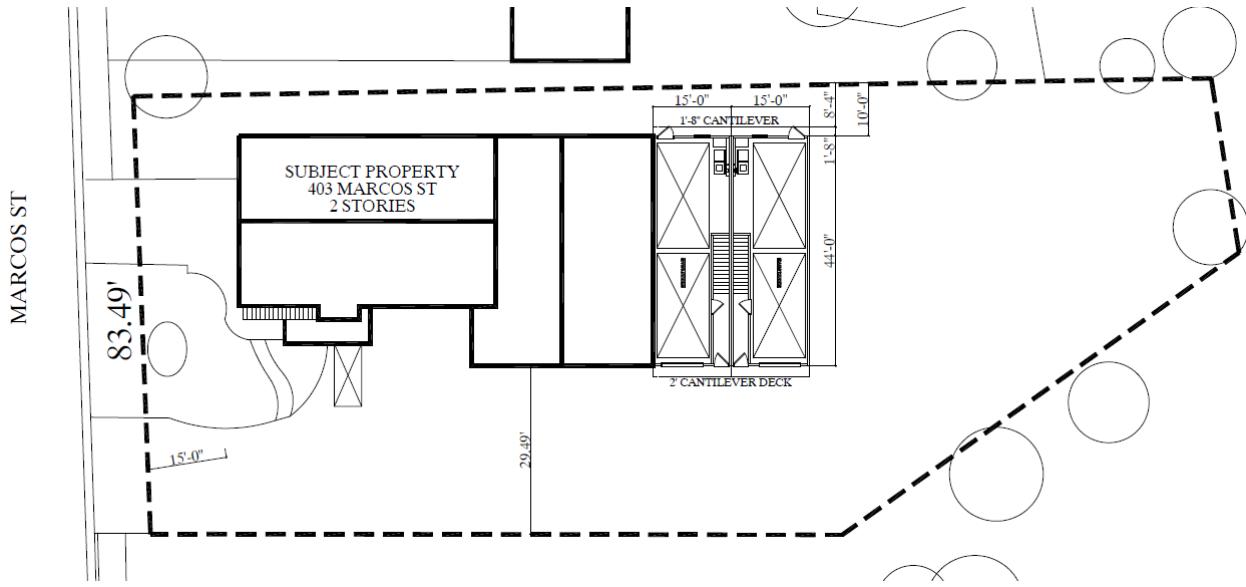
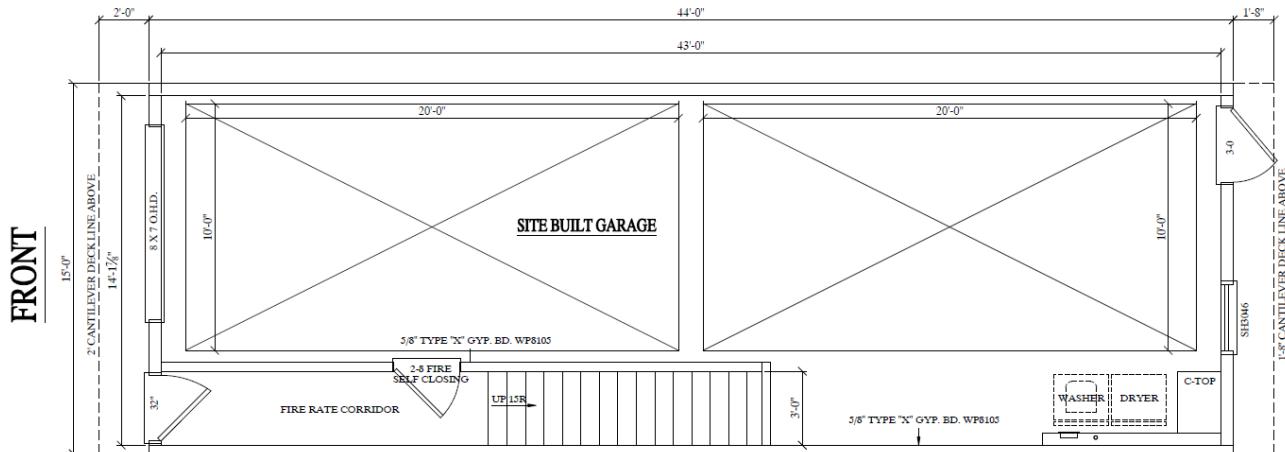
ATTEST:

Gina Jackson, Senior Office Specialist

Attachment(s):

Exhibit A – Variance Exhibit

EXHIBIT A

Variance ExhibitTYPE UNIT1ST FLOOR PLAN